

2.6 14/500753/FULL		<u>Warden</u>
APPLICATION PROPOSAL Proposed flat roof extension to side and rear of property with parapet wall roof level		
ADDRESS Squire Gate Cliff Drive Warden Kent ME12 4PP		
RECOMMENDATION Grant with conditions		
SUMMARY OF REASONS FOR RECOMMENDATION The proposed extension would not harm visual or residential amenity and is acceptable.		
REASON FOR REFERRAL TO COMMITTEE Parish Council objection		
WARD Leysdown & Warden	PARISH/TOWN COUNCIL Warden	APPLICANT Mr Clive Osbourne
DECISION DUE DATE 04/08/14	PUBLICITY EXPIRY DATE 04/08/14	OFFICER SITE VISIT DATE

MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.01 The application site amounts to a single storey dwelling located in the built up area of Warden. The land levels rise towards the rear of the site.

2.0 PROPOSAL

- 2.01 The application seeks permission for a single storey flat roof rear extension, which would wrap around the existing dwelling to the rear and side, projecting a maximum of 4 metres to the rear and 2 metres to the side of the dwelling. The extension would have a parapet wall and would be a maximum of 3.15 metres high. Rear facing windows would serve two bedrooms and a bathroom, with double doors serving a hallway. No flank windows are proposed in the extension, but a single new flank window is shown on the opposite flank, serving an existing bedroom.

3.0 SUMMARY INFORMATION

	Proposed
Approximate Height (m)	3.15m
Approximate Depth (m)	4m

Approximate Width (m)	Total of 10.5m
No. of Storeys	1

4.0 PLANNING CONSTRAINTS

4.01 None

5.0 POLICY AND OTHER CONSIDERATIONS

5.01 Policies E1, E19 and E24 of the Swale Borough Local Plan 2008 are relevant, as is the Council's adopted Supplementary Planning Guidance, entitled "Designing an Extension – A Guide for Householders."

6.0 LOCAL REPRESENTATIONS

6.01 One letter of objection has been received, which is summarised as follows:

- This would overshadow and overlook my property
- 2 new dwellings have recently been built in the garden which have overshadowed and overlooked my property
- More building on the cliff edge, which will add to the rapid landslip in the area
- Recent removal of vegetation at the site has added to the problem of landslip. Some insurance companies will not insure our homes any more.

7.0 CONSULTATIONS

7.01 Warden Bay Parish Council raise objection, on the following grounds:

- Layout and density of site due to existing buildings;
- Overshadowing
- Overlooking of property and loss of privacy
- Effect on safety of road
- Further strain put on inadequate sewage system
- Encroachment on public land
- Two buildings already appeared on the plot in the last six months

8.0 BACKGROUND PAPERS AND PLANS

Plans and application forms

9.0 APPRAISAL

Whilst I note the objection raised on the basis of buildings recently erected within the site, they are the subject of a separate investigation and are not material to this scheme. None of the land within the site is registered as being

owned by Swale Borough Council, and the applicant has certified that he owns the entire site.

I also note the objections raised on the basis of strain on the sewerage system in the area, and the erosion of the cliffs. Neither are relevant to what is a domestic extension to an existing dwelling.

The key issues here are the design of the proposal and its impact on residential and visual amenity.

Visual Impact

- 9.01 The flat roof design would sit reasonably comfortably on the existing dwelling and would not in my opinion be of such a harmful design that it would materially harm the character of the dwelling. The majority of the proposed extension would be located to the rear and whilst it would be visible from nearby dwellings, and the side element would be visible from the highway, it would not be prominent and I do not envisage harm to the visual amenities of the area.

Residential Amenity

- 9.02 I note objections raised on the basis of overlooking and overshadowing. However – the extension would be located a minimum of 11 metres from the closest dwelling to the side, is single storey only, and would be approximately 22 metres from the closest dwelling to the rear. I do not envisage any overshadowing nor any significant overlooking.

10.0 CONCLUSION

- 10.01 Given the above, I consider the development to be acceptable. I recommend that planning permission is granted..

11.0 RECOMMENDATION – GRANT Subject to the following conditions

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Grounds: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those on the existing building in terms of type, colour and texture.

Grounds: In the interest of visual amenity

The Council's approach to this application:

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF), the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and proactive manner by:

Offering pre-application advice.

Where possible, suggesting solutions to secure a successful outcome.

As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application.

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.