

<b>2.3 REFERENCE NO - 19/502722/FULL</b>		
<b>APPLICATION PROPOSAL</b> Erection of a two storey side extension with glazed 'link' and new basement cinema room.		
<b>ADDRESS</b> Broadoak Farm Broadoak Road Milstead Sittingbourne Kent ME9 0RS		
<b>RECOMMENDATION</b> Approve		
<b>REASON FOR REFERRAL TO COMMITTEE</b> Parish Council objection		
<b>WARD</b> West Downs	<b>PARISH/TOWN COUNCIL</b> Milstead	<b>APPLICANT</b> Mr Matt Brown <b>AGENT</b> Nicholas Hobbs Associates
<b>DECISION DUE DATE</b> 05/08/19		<b>PUBLICITY EXPIRY DATE</b> 10/07/19

**Planning History**

18/500547/FULL

Change of use of the adjacent paddock to create new driveway with access, 2-storey extension with glazed link and Juliette balcony to first floor, internal/external alterations including two rooflights and attic conversion, new basement cinema room under extension  
Withdrawn Decision Date: 21.06.2018

18/500548/LBC

Listed Building Consent for change of use of the adjacent paddock to create new driveway with access, 2-storey extension with glazed link and Juliette balcony to first floor, internal/external alterations including two rooflights and attic conversion, new basement cinema room under extension  
Withdrawn Decision Date: 21.06.2018

18/505773/FULL

Proposed replacement driveway to farmhouse through adjoining paddock, including change of use of land to residential use.

Refused Decision Date: 14.01.2019

Appeal Allowed Decision Date: 22.05.2019

SW/97/0271

Listed building consent for lobby extension to kitchen and internal alterations

Approved Decision Date: 13.06.1997

SW/97/0270

Garage workshop/store, lobby extension to kitchen and internal ALTERATIONS

Approved Decision Date: 13.06.1997

**1. DESCRIPTION OF SITE**

- 1.1 Broadoak Farm is a traditionally designed detached property located on a sizeable plot within the designated countryside. The house itself is set well back from the highway and the site is isolated and north of the M2, so not within the Kent Downs Area of Outstanding Natural Beauty. After recent enforcement investigations relating to

significant harmful alterations to the interior of the property, it has recently been de-listed following consultation with the Canterbury Archaeological Trust; and a planning appeal has very recently been allowed at the site for the construction of a new driveway across the field to the front. The area towards the front of the property is to be planted with over 200 fruit trees under proposals submitted in response to a landscaping condition imposed on the allowed appeal.

- 1.2 There is also a large detached garage towards the front of the property, and this sits directly in front of the proposed side extension.

## **2. PROPOSAL**

- 2.1 This application seeks planning permission for the erection of a two storey barn style side extension with a dramatic full height fully glazed link to the host dwelling; the link being set back from the main frontage.
- 2.2 The glazed link itself is to be constructed with a structural steel band separating the two single storey glazed elements above and below the band. The shading shown to the upper section of glazing signifies brise-soleil shading, and the link will be constructed in Pilkington Solar Control Glass or similar to prevent heat build-up with a zinc roof.
- 2.3 The extension has been designed to appear as an agricultural style building with a brick plinth and cedar cladding. The single storey element would be constructed with red brick in a Flemish bond and plain clay tiles with purpose made timber windows and doors.
- 2.4 The plans include a lower ground floor level within the footprint of the extension that would provide an additional leisure area.

## **3. PLANNING CONSTRAINTS**

- 3.1 None

## **4. POLICY AND CONSIDERATIONS**

Development Plan: Bearing Fruits 2031: The Swale Borough Local Plan 2017 policies:  
CP4 (Design)  
DM11 (Rural extensions)  
DM14 (General development criteria)  
DM16 (Alterations and extensions)

Supplementary Planning Guidance (SPG): 'Designing an Extension – A Householders Guide'

## **5. LOCAL REPRESENTATIONS**

- 5.1 None received

## **6. CONSULTATIONS**

- 6.1 Milstead Parish Council has commented as follows:

*"Milstead Parish Council has grave concerns with this planning application. The whole construction appears to be huge and way beyond the overall percentage increase allowed for permitted development. We believe there is*

*definitely the possibility of impact on neighbouring properties and on the AONB. This should be refused.*

*We would also like to bring to your attention the very large building of steel and blocks already being built there now which we are not aware of having received any plans for”.*

- 6.2 Please note the Council’s Planning Enforcement Team have investigated the building that the Parish Council refer to and have been informed that this is a pool house being erected under Class E Permitted Development rights. Please note also that the site does not lie within the Kent Downs AONB as the site is some 500m north of the M2.

## **7. BACKGROUND PAPERS AND PLANS**

- 7.1 All plans and documentation relating to 19/502722/FULL.

## **8. APPRAISAL**

- 8.1 The main considerations in the determination of this application is the effect of the proposals on residential and visual amenities, and the impact on the character of the countryside. The site lies within the designated countryside where development should remain modest, and I note the concerns of Milstead Parish Council to the size of the development. The guidance within the Council’s Supplementary Planning Guidance is that extensions in the rural area should not exceed 60% of the original floorspace. I have calculated the proposed additional floorspace and this comes in at just under the 60%, although I acknowledge that if the floor space of the lower ground floor level is taken in to consideration this does take it over that figure. That being said, the lower ground floor area sits below the footprint of the extension and does not add any additional visual bulk to the extension, meaning that it does not have any impact on visual amenity or rural character..
- 8.2 The main house appears as a former farmhouse and the design of the extension itself is in the form of a modern ‘barn’ giving the appearance of a group of agricultural buildings that would not be uncommon within this countryside location. The glazed link would add a contemporary touch, with the agent stating that this will be an entirely see-through element between the existing house and extension, clearly distinguishing the original house from the proposed extension. The additional planting and creation of an orchard to the front of the property resulting from the condition of the recently allowed appeal will also help to screen the development from the road.
- 8.3 With regards to residential amenity there is a small balcony proposed to the west elevation, however this is approximately 20m from the neighbouring boundary and I therefore am of the opinion that this would not give rise to any serious amenity concerns. The agent has agreed that this element requires further detailing and a condition has been recommended to ensure these details are approved prior to the construction of the balcony.

## **9. CONCLUSION**

- 9.1 Taking all matters into account, my view is that the proposed extension would not give rise to any harm to residential or visual amenity, and that the extension will be a unique

and positive addition to the area, complying with policies CP4, DM11, DM14 and DM16 of the Local Plan, creating a modern well designed addition to the host property.

**10. RECOMMENDATION - GRANT** Subject to the following conditions:

**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.

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

- (2) No development beyond the construction of foundations shall take place until details in the form of samples of external finishing materials to be used in the construction of the development hereby approved (including the glass design and profiled zinc sheeting for the glazed link) have been submitted to and approved in writing by the Local Planning Authority, and works shall be implemented in accordance with the approved details.

Reason: In the interest of visual amenity.

- (3) No development beyond the construction of foundations shall take place until manufacturer's details and colour specification of the external doors and windows to be used on the development hereby approved have been submitted to and approved in writing by the Local Planning Authority, and works shall be implemented in accordance with the approved details.

Reason: In the interest of visual amenity.

- (4) No development beyond the construction of foundations shall take place until manufacturer's details and colour specification of the specific brise soleil product to be used on the development hereby approved have been submitted to and approved in writing by the Local Planning Authority, and works shall be implemented in accordance with the approved details.

Reason: In the interest of visual amenity.

- (5) No development beyond the construction of foundations shall take place until manufacturer's details of the glazed balcony screen to be used on the development hereby approved has been submitted to and approved in writing by the Local Planning Authority, and works shall be implemented in accordance with the approved details.

Reason: In the interest of visual amenity.

- (6) No development beyond the construction of foundations shall take place until the following key construction drawings have been submitted to and approved in writing by the Local Planning Authority, and works shall be implemented in accordance with the approved details.

- a) 1:1 plan sections of the junctions of the glazed link with the existing house and extension
- b) 1:1 vertical section of upper and lower glazed panels and intervening metal band
- c) 1:1 vertical section of upper section of glazed panels with brise soleil and profile zinc sheet roof structure

Reason: In the interest of visual amenity.

- (7) The external part of the wood burning flue hereby approved shall be painted black and maintained as such thereafter.

Reason: in the interest of visual amenity.

- (8) Upon completion, no further enlargement of the property, whether permitted by Classes A or B of Part 1 of Schedule 2 and to The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order) or not, shall be carried out.

Reason: In the interests of the amenities of the area.

### **The Council's approach to the application**

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), July 2018 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a pre-application advice service, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.

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.

