

2.7 REFERENCE NO - 19/501493/FULL		
APPLICATION PROPOSAL Single storey front, side and rear extension with loft conversion to residential bungalow and creation of new parking as amended by drawings NB1917.06B and NB1917.07B.		
ADDRESS New Bungalow Staplestreet Road Dunkirk Faversham Kent ME13 9TJ		
RECOMMENDATION Approve		
REASON FOR REFERRAL TO COMMITTEE Parish Council Objection Cllr Valentine Call In		
WARD Boughton And Courtenay	PARISH/TOWN COUNCIL Dunkirk	APPLICANT Mr Paul Lloyd AGENT Wyndham Jordan Architects
DECISION DUE DATE 22/05/19	PUBLICITY EXPIRY DATE 14/08/19	

Planning History

SW/13/1250

Extension and refurbishment of existing bungalow and the provision of 3 new dwellings and as amended by drawings 13/39/02REV B, 13/39/07 REV A and 13/39/08 REV A received 4 July 2014.

Approved Decision Date: 19.08.2014

1. DESCRIPTION OF SITE

- 1.1 The site is located within the combined built up area boundary of Boughton and Dunkirk. The property is a modest bungalow set back and above the highway on a very large plot in a low density residential area. The property sits next to a two storey detached house in varied streetscene. New Bungalow has off-street parking and turning provision to the front of the property onto Staplestreet Road. However, the overall plot also has a road frontage to Dawes Road at the rear at which point a new access was approved in 2014 as part of a scheme to extend the bungalow and erect three new dwellings on the plot. This decision followed a Planning Committee Working Party visit that was very well attended by the Parish Council and local residents.
- 1.2 The 2014 planning permission (SW/13/1250) approved alterations to and extension of New Bungalow itself (including a new double garage extension with loft storage at the rear of the bungalow), a new access and parking areas off Dawes Road, and the erection of three new dwellings in the garden. One of the new dwellings has been constructed at Dawes Road and the previous permission has therefore been implemented and can be completed. That application approved most of the alterations to and extension of New Bungalow that are now being sought, and the current application only seeks permission for a modified version of the approved works to the bungalow.

2. PROPOSAL

- 2.1 The current application seeks planning permission for front, side and rear extensions to New Bungalow, plus raising of the rear ridge height to provide a loft bedroom lit by

rooflights, and showing new parking spaces accessed off Dawes Road to the rear of the bungalow. The majority of these works were previously approved under application SW/13/1250 and the common parts of the two applications are listed below.

2.2

- The overall footprint of the enlarged bungalow
- Rear and side extensions including double garage/store

NOTE: The current application differs in that it includes a higher ridge line over the new loft bedroom section, has side facing rooflights over the loft bedroom and garage/store sections, and has a different style of rear window(s) to the garage/store

- The garage/store part of the works remains the same height as previously approved, slightly taller than the main bungalow
- Front extension with new front chimney
- Front decking area
- New parking spaces at the rear of the bungalow accessed from Dawes Road
- Closure of the current front access and parking area from Staplestreet Road

2.3 The current scheme as it now stands is the result of amendments which have:

- removed several (originally proposed) low down side facing rooflights in the loft bedroom to remove overlooking problems
- raised the height of all side facing rooflights to at least 1.7m above internal floor level to avoid any overlooking of neighbours;
- added a group of four front facing rooflights to allow front facing views out from the loft bedroom where the views are across Staplestreet Road to open fields, and
- reduced the number of side facing rooflights in the scheme has reduced from 17 at the time of submission to 8 now.

2.4 The only elements on this application as it now stands that have not already received planning permission are:

- The raising of the ridge line of the rear part of the existing bungalow by approximately 1.6m (to align with the previously approved height of the garage/store) to accommodate a loft bedroom and bathroom
- Four high level rooflights on the side roof slopes comprising two in the loft bedroom, one in a bathroom, one over the staircase, and
- Four rooflights in the garage/store section (two each side) and the new style garage windows.
- A group of four rooflights on the front roof slope to provide front facing views out from the new bedroom
- One rooflight previously proposed over the kitchen has been removed from the scheme since the application was submitted.

The Parish Council and neighbours were re-consulted on these changes and the comments below reflect views on the latest version of the scheme.

3. PLANNING CONSTRAINTS

3.1 None

4. POLICY AND CONSIDERATIONS

Development Plan: Bearing Fruits 2031: The Swale Borough Local Plan 2017. Policies CP4, DM14 and DM16 are of particular relevance. Policy DM14 states;

Policy DM 14
General development criteria

All development proposals will, as appropriate:

- 1. Accord with the policies and proposals of the adopted Development Plan unless material considerations indicate otherwise;*
- 2. Include information sufficient to enable the Council to determine the application in conjunction with the Council's published Local List of requirements;*
- 3. Accord with adopted Supplementary Planning Documents and Guidance;*
- 4. Respond to the constraints and opportunities posed from climate change and natural processes;*
- 5. Reflect the positive characteristics and features of the site and locality;*
- 6. Conserve and enhance the natural and/or built environments taking in to account the desirability of sustaining and enhancing the significance of heritage assets;*
- 7. Be both well sited and of a scale, design, appearance and detail that is sympathetic and appropriate to the location;*
- 8. Cause no significant harm to amenity and other sensitive uses or areas;*
- 9. Provide for an integrated landscape strategy that will achieve a high standard landscaping scheme that informs the earliest stages of a development proposal; and*
- 10. Achieve safe vehicular access, convenient routes and facilities for pedestrians and cyclists, enhanced public transport facilities and services, together with parking and servicing facilities in accordance with the County Council's standards.*

Supplementary Planning Guidance (SPG): 'Designing an Extension – A Householders Guide'. Paragraph 5.2 of this guidance suggest that front extensions can have significant impacts on the streetscene. Paragraph 5.3 recommends that front extensions should normally be restricted to a depth of not more than 1.2m.

5. LOCAL REPRESENTATIONS

- 5.1 The Faversham Society has objected to the application as first submitted on the following grounds;

"This application should be REFUSED because the existing dwelling is relatively well located with relation to Boughton village and close to bus routes. As a small dwelling it is relatively affordable and suitable for people on more modest incomes.

The proposed scheme is over-dense on this site, creates a much larger dwelling and it would therefore no longer be an affordable property. It is considered that this proposal would constitute over-development. "

- 5.2 Residents of four neighbouring properties and have written in with several letters of objection both before and after the amendments to the application on similar grounds. The following summarised points have been made in relation to the latest amended drawings:

- This development will turn the bungalow into a house with windows overlooking neighbours to either side
- The development will overshadow the neighbouring dwellings

- The alterations still include numerous rooflights facing neighbours to either side, albeit with raised cill heights. Are these side windows necessary?
- The store above the garage includes two triangular windows, are these necessary?
- The original permission had no windows above ground floor facing neighbours on either side
- A reasonable extension that is empathetic to the village setting and plot would be supported but this application is misleading
- The floorspace proposed is excessive for a three bedroom house and the true intention is a five bedroom house
- The rooflights should be of opaque glass and not clear to avoid overlooking
- No need for windows in a store room, which might compromise privacy
- There should be a restriction on the store to prevent it becoming a bedroom
- The new chimney on the south facing elevation was previously approved, but it is below the eaves level of the adjacent house and will result in smoke and fumes that will compromise health and wellbeing, and air quality
- Permitted development rights should be removed
- A condition restricting use of the garage should be imposed to ensure adequate parking
- No extra parking is shown
- Four parking spaces is insufficient parking for the number of bedrooms proposed
- Additional use of the access onto Dawes Road is dangerous
- A site visit should be made by the Planning Committee

5.3 Some neighbours also raise the following issues related to the previous planning permission, but these are of limited significance in the determination of the current application;

- The plans do not show the additional two bungalows that have already got planning permission
- The plans do not show completed extensions to neighbouring properties which is misleading
- None of the new bungalows are being built as affordable housing
- The one newly built bungalow has been on the market for some time showing there is no demand for housing like this
- This development together with the new bungalows will create approximately 1,030m² of buildings, roads and hardstanding which could affect drainage and result in flooding issues
- There is no footpath on Staplestreet Road
- The new bungalows will be an overdevelopment of a rural village location

6. CONSULTATIONS

6.1 Dunkirk Parish Council has objected the proposal. Their comments can be summarised as follows:

- The original consent was for an extended bungalow and three dwellings in the garden (one of which has been built)
- Under the old permission the bungalow was to remain single storey whereas this adds a first floor and turns a one bedroom bungalow into a three bedroom house with scope for five bedrooms
- SW/13/1250 has expired and cannot be implemented
- There is no planning statement or sustainability and energy statement; no SUDS calculations
- The plans are misleading with regards to the parking and highways implications

- Adjacent properties have been extended in recent years and are closer to the site than the plans show
- The chimney will allow fumes, dust and dirt to enter the lower levels of the adjacent house
- This is an overly dense development on an overcrowded site
- The impacts of granting permission would significantly outweigh the benefits
- The application does not comply with criteria 3 to 10 inclusive of the Borough Council's Local Plan policy DM14 or with the Boughton and Dunkirk Neighbourhood Plan in terms of parking

NOTE: Policy DM14 is set out in full above. The draft Neighbourhood Plan is discussed below.

- The exit on Dawes Road is a designated rural lane; it is very narrow with high hedges and no footpaths
- Kent Highways should revisit and made available for comments
- Although the principle of residential development at this site is accepted, a modest extension that doesn't impose on the neighbouring properties might be acceptable, however this proposal would have an unacceptably harmful impact on the amenities of the neighbouring dwellings
- The 2013 proposals were scaled down to address objections, and this scheme is larger, higher and covers a greater proportion of the site

NOTE: The reduction in height of the 2013 scheme related to the new bungalows, not to the alterations to New Bungalow itself.

- The current application introduces new roof windows and raises the ridge height
- Rooflights where overlooking might occur should be obscure glazed
- Permitted development rights should be removed to prevent extra openings and to control use of the garage

6.2 Kent Highways and Transportation have not been consulted on this application as it does not meet the criterion necessary for such consultation. No new access is involved and nor is there any increase in the number of dwellings served by any access.

7. BACKGROUND PAPERS AND PLANS

7.1 All plans and documentation relating to 19/501493/FULL

8. APPRAISAL

8.1 The application site lies within the built-up part of Boughton and Dunkirk where extensions and alterations are generally considered acceptable, subject to them being of a high standard of design, sitting comfortably within the street scene, and not giving rise to any serious amenity concerns.

8.2 A number of elements on the proposed plans have already been granted permission under application SW/13/1250 such as extending the bungalow to the front, the rear and the side; providing for the new access from Dawes Road and parking at the rear; and the chimney on the front extension. As the planning permission has been implemented with one of the three new bungalows being constructed, these elements could still go ahead under the previous permission. The applicants have however submitted this application to increase the ridge height of the bungalow in line with the approved garage height to allow for a loft bedroom and rooflights; and have proposed changes to the design of the window design in the rear elevation of the garage/store.

- 8.3 Although the new chimney is the same as previously approved and there is no AQMA in Boughton/Dunkirk I have sought informal advice from the Environmental Health Manager regarding the 1993 Clean Air Act which he says has some relevance in the control of smoke from domestic chimneys when there is a Smoke Control Area (SCA) declared in a designated area, but that he is not aware of any SCA in Swale. The Planning Agent has stated that a DEFRA approved stove could be used which has been approved to burn specific fuels in an SCA (although this area is not designated as one) and that such an approved stove has passed strict emissions tests and will burn cleanly even in slumber mode. He has also stated that building regulations requires that if a flue is within 2.3m of an adjacent building the point of discharge of the flue is at least 600mm above any part of the adjacent building, although here the neighbouring buildings are in excess of 2.3m at the point of discharge. Given the fact that the chimney is as originally approved and is away from the boundary I cannot see any objection to it.
- 8.4 Whilst I note the neighbours' concerns with regards to the footprint and amount of development on the site, many of these relate to the new bungalows which are not part of this application, and most of the extensions to the bungalow have already been permitted. The ridge height now proposed is no higher than the height to which the garage is already approved; the property sits next to a the storey house; and the new rooflights have been amended to be sited at 1.7m above floor level to avoid any overlooking issues. Whilst I also acknowledge that there is concern over the increase in roof height, this is only to be increased to the same height as the previously approved garage and the bungalow is detached on a large plot where the additional height will have very limited impact on neighbours.
- 8.5 With regards to the Parish Council's objection relating to the parking and its non compliance with the neighbourhood plan it is worth noting that this plan is in draft stages and has not been adopted. The neighbourhood Plan has been submitted in a draft pre-consultation stage, and as such carries very limited weight at the present time. I have, however, looked at the policies relating to parking within the document and note that the draft Plan suggests that one parking space per bedroom should be achieved which can include garages, car ports and off road parking. As the proposal would allow for three bedrooms and provide a double garage and two further off road parking spaces it conforms to the draft Neighbourhood Plan and also the current adopted Kent County Council parking standards (IGN3), which seeks two spaces for a three bedroom property. Accordingly I see no reasonable objection here on lack of parking grounds.
- 8.6 The front extension and chimney are as previously approved and I see no benefit in re-visiting these. The front extension is acceptable in my mind as the property sits well back from the highway in a mixed streetscene where it will not appear incongruous. Instead I believe that Members should focus on the matters not previously approved and analyse whether there will in fact be any negative impacts that might indicate that planning permission ought not to be approved. I cannot identify any such matter as the scheme has been amended in liaison with officers to overcome any adverse impact.

9. CONCLUSION

- 9.1 Overall the majority of the works in this application have already been approved under application SW/13/1250. The increase in ridge height of the bungalow would not cause any serious amenity concerns and the proposed new side facing rooflights have been sited high enough so as to avoid overlooking issues.

10. RECOMMENDATION

GRANT Subject to the following conditions:

CONDITIONS to include

- (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) The development hereby permitted shall not be carried out otherwise than in complete accordance with approved drawings NB1917.02 (insofar as this relates to site layout only) NB1917.05, NB1917.06B and NB1917.07B and the materials specified at Section 5 of the planning application form.

Reason: In the interests of residential amenity.

- (3) The areas shown on approved drawing NB1917.02 as “New parking” shall be kept available for such use at all times and no permanent development, whether permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking or re-enacting that Order) or not, shall be carried out on the land so shown (other than the erection of a private garage or garages) or in such a position as to preclude vehicular access thereto; such land and access thereto shall be provided prior to the commencement of the construction of the front lounge and cinema area extension hereby permitted.

Reason: Loss of existing parking or garaging space for cars is likely to lead to car parking inconvenient to other road users.

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.

