

PLANNING COMMITTEE – 7 NOVEMBER 2019**DEFERRED ITEM**

Report of the Head of Planning

DEFERRED ITEMS

Reports shown in previous Minutes as being deferred from that Meeting

Def Item 1 REFERENCE NO – 19/501570/FULL		
APPLICATION PROPOSAL Erection of rear extension (Retrospective) (Resubmission of 18/500629/FULL)		
ADDRESS 156 Scarborough Drive Private Street Minster-on-sea Sheerness Kent ME12 2LS		
RECOMMENDATION Grant subject to conditions		
SUMMARY OF REASONS FOR RECOMMENDATION The applicant has agreed to amendments as suggested by the planning committee.		
REASON FOR REFERRAL TO COMMITTEE This application was deferred by the Planning Committee on 18 July 2019.		
WARD Minster Cliffs	PARISH/TOWN COUNCIL Minster-On-Sea	APPLICANT Mr K Davies AGENT Ks Architectural Services
DECISION DUE DATE 19/06/19		PUBLICITY EXPIRY DATE 10/07/19

1. BACKGROUND

- 1.1 This item was reported to the Planning Committee on 18 July 2019. A copy of the report is attached as an appendix . This application seeks retrospective consent for the erection of a single-storey rear extension.
- 1.2 At the meeting, Members voted to defer the item for officers to negotiate amendments with the applicant; the minutes from the meeting state:

“That application 18/501570/FULL be deferred so that a temporary, personal permission could be discussed, and improvements made to the application.”

2. DISCUSSION

- 2.1 Since the previous meeting officers have discussed the matter at length with the applicant to try and reach a solution. The applicant has indicated that he would accept a personal permission; that he has already purchased white paint to re-paint the exterior of the whole property; and that he would accept a condition requiring obscure glazing on the extension’s windows to remove the potential for overlooking of the adjoining property.
- 2.2 With regard to the flue, the applicant advised officers that the flue is required as the extension is not connected to the main house’s central heating system, and he has a number of serious health concerns that require him to have heating for long periods of

time. Officers advised the applicant that the flue would need to be removed or re-routed internally so that it projected from the roof of the main house, away from the common boundary, thereby reducing the visual harm of the flue and the harm to his neighbour's amenity arising from improper smoke dispersal.

- 2.3 The applicant has discussed the matter with his agent, and agreed to remove the flue and consider alternative heating arrangements within the extension. Subsequently an amended plan has been received to show the flue removed, and referring to external enhancements to the design of the extension (as set out above).
- 2.4 The applicant has, therefore:
- i. considered and agreed to amendments, as suggested by the committee;
 - ii. agreed to a personal permission; and
 - iii. agreed to remove the flue.
- 2.5 The amendments to the exterior of the building will somewhat reduce its visual harm, and the use of a personal permission will ensure that such harm is temporary only. Removal of the flue will remove the harm being caused both to the visual amenity of the surrounding area and to the residential amenity of the neighbour.
- 2.6 Taking the above into account I recommend that the application should be granted temporary planning permission.

3. RECOMMENDATION

Grant subject to the following conditions:

- (1) This permission shall ensure solely for the benefit of the applicant, Mr Keith Davis, and for no other persons. Within a period of not more than three months from the date when Mr Keith Davis no longer resides at the property, the extension hereby permitted shall be removed.

Reason: As permission has only been granted in recognition of the special circumstances of the applicant, and in the interest of minimising the impact of the development upon the character and appearance of the area and the amenity of neighbouring residents.

- (2) Within 6 months of the date of this permission the existing flue shall be removed (as shown on drawing KSD-V1LDC-V3); the exterior of the extension painted white to match the main dwelling; and the windows on the rear elevation obscure glazed to not less than the equivalent of Pilkington Glass Privacy Level 3 and thereafter maintained as such.

Reason: In the interest of local residential and visual amenity.

The Council's approach to the application

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), February 2019 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.

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.

