

PLANNING COMMITTEE – 17 DECEMBER 2019**PART 3**

Report of the Head of Planning

PART 3Applications for which **REFUSAL** is recommended

3.1 REFERENCE NO - 19/502821/FULL			
APPLICATION PROPOSAL			
Erection a two storey side and single storey rear extension with the insertion of 6 roof lights and external alterations. Erection of a three bay garage.			
ADDRESS Peacock Cottage Halfway Road Minster-on-sea Sheerness Kent ME12 3AA			
RECOMMENDATION - Refuse			
REASON FOR REFERRAL TO COMMITTEE			
Support for the application from Minster-on-Sea Parish Council			
WARD Minster Cliffs	PARISH/TOWN COUNCIL Minster-On-Sea	APPLICANT Mr M Waghorn AGENT Richard Baker Partnership	
DECISION DUE DATE 13/11/19		PUBLICITY EXPIRY DATE 01/11/19	
RELEVANT PLANNING HISTORY			
App No	Proposal	Decision	Date
SW/09/0349	Change of use of bungalow from residential to A1 (retail use) - retrospective 2) Erection of fence fronting highway- retrospective.	Approved	22.06.2009
SW/92/0177	Construction of replacement single storey rear extension	Approved	04.03.1992

1. DESCRIPTION OF SITE

- 1.1 This property is a simply designed three bedroom bungalow (having a footprint of 10.7m x 8.2m) with a low hipped roof profile and garden to the rear. The application site itself is rectangular in shape and occupies an area of approximately 0.067h. Access to the site is direct from Halfway Road where there is an existing dropped kerb.
- 1.2 It is situated within the countryside on the eastern side of Hallway Road between the built-up areas of Sheerness (356m) to the north and Minster (347m) to the south. To the north, east and west of the site's boundary is Stones Garden Centre comprising of associated outbuildings, open yard and customer car park. The nursery is outlined in blue on the submitted site location plan and therefore also within the ownership of the applicant.

- 1.3 Further afield to the north and northeast lies Sheerness Holiday Park a large holiday park comprising of static caravans and associated infrastructure. Directly opposite the site to the southwest is Sheppey Court Marshes, a flat landscape identified within the Local Plan as an area of High Landscape Value and Local Designated Site for Biodiversity. The site is in Flood zone 3 which is at the highest risk from flooding.

2. PROPOSAL

- 2.1 Planning permission is sought for the substantial enlargement of the existing property to create a three bedroom house with a large attached single storey games room wing to the rear, and a detached three bay garage/workshop at the front of the site. The existing footprint of the bungalow would be extended to the side and rear, with the new first floor having a greater floorspace than the original bungalow.
- 2.2 In terms of footprint the extended property would form an L-shape. The main bulk of the ground floor would measure 13.3m wide and 11.7m in depth with the single storey rear games room projection measuring 6.7m wide and 12m in length. The first floor addition would be situated directly above the main bulk of the ground floor and will feature partly chalet style accommodation lit by dormer windows. In terms of visual appearance it would have a hipped roof broken with projecting bays. Proposed materials are render under cement boarding and concrete roofing tiles, with uPVC windows.
- 2.3 The detached three bay garage/workshop would be located towards the north western boundary. It would measure 9m in length and 6m in depth with a pitched roof.
- 2.4 The application is supported by a Flood Risk Assessment which states;

The development proposal is to extend and alter the existing three-bedroom detached bungalow to form a large three-bedroom detached house with all bedrooms at first floor level.

Reference to the Environment Agency Flood Risk Map for the area indicates that the site lies within an area benefitting from flood defences.

It is intended therefore, that flood resistant and resilient construction techniques will be adopted as detailed within the Building Research Establishment publication – “Future Proofing New and Existing Buildings. Flood Resilient Design and Construction Techniques”. In addition, any external hard surfacing is to be designed in accordance with SUDS techniques to act as flood attenuation reservoir which will reduce surface water run-off and the risk of surcharging the existing highway drains.

3. PLANNING CONSTRAINTS

- 3.1 The development is located within the countryside.
- 3.2 Environment Agency Flood Zone 3

4. POLICY AND CONSIDERATIONS

- 4.1 The National Planning Policy Framework (NPPF): paragraphs 8 (dimensions to sustainable development), 11 (presumption in favour of sustainable development)

4.2 Development Plan: Bearing Fruits 2031: The Swale Borough Local Plan 2017

Policy ST1	Delivering sustainable development in Swale
Policy ST3	The Swale settlement strategy
Policy CP3	Delivering a wide choice of high quality homes
Policy CP4	Requiring good design
Policy DM6	Managing Transport Demand and Parking
Policy DM7	Vehicle Parking
Policy DM11	Extensions to dwellings in the rural area
Policy DM14	General development criteria
Policy DM19	Sustainable design and construction
Policy DM24	Conserving and enhancing valued landscapes

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

4.4 SPG 4 Kent Vehicle Parking Standards

5. LOCAL REPRESENTATIONS

5.1 No representations have been received from the general public.

6. CONSULTATIONS

6.1 Minster On Sea Parish Council supports the application subject to no irregularities being found by the case officer.

6.2 The Environment Agency refers to its flood risk standing advice which requires, amongst other things, for floor levels to be set no lower than existing.

6.3 Kent Highways and Transportation say that the proposal does not meet the criteria to warrant their involvement.

6.4 The Environmental Health Manager has objection to the application, subject to a planning condition relating to construction hours to protect residential amenity in the locality.

7. APPRAISAL**Principle of development**

7.1 The application site lies outside of any defined built up area boundary within the designated countryside where policies of rural restraint apply.

7.2 The Council's Supplementary Planning Documents: Designing an Extension – 'A Guide for Householders' stipulates,

'In the countryside, scale is of particular importance. In rural areas, policies are designed to maintain their attractive character and the extension of a small cottage to create a large house will normally be resisted. The Council will not normally approve an extension to a dwelling in a rural area if it results in an increase of more than 60% of the property's original floorspace.'

7.3 The increase in floor area measure is a useful approach in assessing proportionality, which is primarily an objective test based on size as set out above. The existing

dwelling has a floor area of 89 square metres square. The proposed development would be 241 square metres, which is net increase equivalent to 171%. The net increase is significantly over the 60% threshold as set out in SPD 'A Guide for Householders' and as such I consider the principle of development is not supported in this instance.

Visual Impact

- 7.4 With regard to visual impact, policy DM 11 relates to extensions to and replacement of dwellings in the rural area and states:

'the Council will permit extensions (taking into account any previous additions undertaken) to existing dwellings in the rural areas where they are of an appropriate scale, mass and appearance in relation to the location'.

- 7.5 The scale of development proposed here represents, in my opinion, a new build dwelling rather than a subordinate addition to an existing dwelling. The proposed extensions would overwhelm the original structure and introduce an additional storey and, by reason of their resultant imposing scale and bulk, would constitute an unsympathetic and harmful addition that would fail to appear subservient to the original property to the detriment of the intrinsic amenity value of the countryside.
- 7.6 The site is located within a prominent position which affords clear views from both directions on the approach along Halfway Road. The nature of surrounding development is low level single storey structures. The introduction of a two storey dwelling would dominant the appearance of the streetscape resulting in an unsympathetic, incongruous and harmful addition that would detract from the character and appearance of the host dwelling and visual amenities of the surrounding countryside and area of natural landscape.
- 7.7 With respect to the proposed erection of the triple garage, the Council expects garages and other outbuildings to be subservient in scale and position to the original dwelling and not impact detrimentally on the space surrounding buildings or the street scene by virtue of their scale, form or location. In this respect, the proposed detached triple garage by reason of its siting forward of the principal elevation of the dwelling would be prominent and incongruous in a manner detrimental to the setting of the dwelling and the visual amenities of the countryside and area of natural landscape .

Residential amenity

- 7.8 The development would introduce an additional storey which would provide elevated overlooking opportunities to the rear (east) and principle (west) elevation. The site is bounded to the rear and both sides by Stones Garden Centre, a commercial business that provides no habitable provision. Directly opposite the site Sheepee Court Marshes, which is a flat landscape containing no development. As such, given the nature and location of the development, it does not give rise to issues prejudicial to neighbouring amenity.

Highways

- 7.9 Sufficient parking would be provided for the size of accommodation proposed. There is an existing dropped kerb and sufficient turning circle into the plot with good vision splays. In this regard the application is acceptable.

Flood Risk

- 7.10 The site is located within Flood Zone 3. Minor residential development located within Flood Risk Zone 2 or 3 must be accompanied by a Flood Risk Assessment (FRA). However – in this instance the existing bungalow has three bedrooms on the ground floor which is an internal arrangement that is not generally supported within Flood Risk Zone 3. The proposal would see the bedrooms relocated to the first floor which is considered an improvement of the existing situation in terms of potential flood risk.

8. CONCLUSION

- 8.1 The proposed development would, due to its bulk, design and scale result in an incongruous and dominant addition that would fail to appear subordinate with the host dwelling or wider setting to the detriment of the character and appearance of the area and would be harmful to the amenity value of the country side and area of high landscape value.
- 8.2 Furthermore, the proposed detached triple garage by reason of its siting forward of the principal elevation of the dwelling would be prominent and incongruous in a manner detrimental to the setting of the dwelling and the visual amenities of the surrounding area harmful to the amenity value of the country side and area of high landscape value.

9. **RECOMMENDATION** - Refuse for the following reasons:

REASON

- (1) The proposed alterations to the existing dwelling by reason of their resultant imposing scale and bulk, and the property's location outside of any defined built up area boundary, would constitute an unsympathetic and harmful addition that would fail to appear subservient to the original property to the detriment of the intrinsic amenity value and character of the countryside. As such, the development is contrary to policies CP4, DM11, DM14 and DM24 of the adopted Swale Borough Local Plan (2017), the Council's Supplementary Planning Guidance (SPG) 'Designing an Extension'.
- (2) The proposed detached triple garage/workshop would, by reason of its siting forward of the principal elevation of the dwelling would be prominent and incongruous in a manner detrimental to the setting of the dwelling and the visual amenities of the surrounding area. It would be contrary to policies CP4, DM11, DM14 and DM24 of the adopted Swale Borough Local Plan (2017).

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.

