

2.4 14/500338/FULL**APPLICATION PROPOSAL**

Single storey side and rear extension, first floor rear extension and first floor flank window

ADDRESS 165 Minster Road Minster-on-sea Kent ME12 3LH**RECOMMENDATION** Grant Subject to Conditions and the views of Kent Highway Services**SUMMARY OF REASONS FOR RECOMMENDATION**

The proposed development would not harm visual or residential amenity and is acceptable in all other respects.

REASON FOR REFERRAL TO COMMITTEE

Called in by a Ward Member and contrary comments from Minster Parish Council

WARD Minster Cliffs**PARISH/TOWN COUNCIL**
Minster**APPLICANT**

Mrs Tracey Gobbi

AGENT

Mr Dave Chamberlain

DECISION DUE DATE

24/09/14

PUBLICITY EXPIRY DATE

24/09/14

OFFICER SITE VISIT DATE**RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):****APPROVED**

SW/82/0779 - Change Of Use To Old Persons Residential Home

SW/83/1035 - Conversion Of Existing Coach House To Staff Accommodation

SW/86/0180 - Erection Of Single Storey Rear Extension

SW/87/0601 - Erection Of 10 No Single Storey Bedroom Extension And Ancillary Rooms Linking Existing Residential Home Buildings

SW/88/1323 - Change Of Use Of Staff Cottage To Residential Home

SW/98/0045 - Installation Of Lift And Additional Rooms At First Floor Level And Rear Extension.

SW/03/0046 - Renewal Of Planning Permission SW/98/45 For Installation Of Lift And Additional Rooms At First Floor Level And Rear Extension.

The development approved under these applications is similar to that under consideration here.

REFUSED

SW/91/0704 Erection Of Single Storey Four Bedroom Extension With Ancillary Rooms

MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.01 The property, Oakdene, 165 Minster Road, is a residential care home for people with Dementia. The building is registered for 26 bedrooms, however they currently only have 21 bedrooms. The application aims to create 6 additional individual bedrooms with ensuite W.C facilities for all residents as at present a small number are sharing bedrooms.
- 1.02 The property is located on the south side of Minster Road, near to the junction with Scrapsgate Road. The property is a two storey residential care home, which has been extended significantly at ground floor level to the rear. The site in total extends approximately 51 metres from the front boundary with Minster Road to the rear boundary fence to the South. This Southern boundary backs onto the rear gardens of 69, 71 and 73 Darlington Drive.
- 1.03 The original detached two storey building is set back approximately 5 metres from Minster Road. The original depth of the two storey host building was 11.5 metres. This dwelling has been extended approximately 29 metres to the rear at ground floor level, extending close to the rear boundary fence to the South and adjacent to the side boundary with the access to 167A Minster Road (which lies to the rear of 167 Minster Road to the East)..
- 1.04 To the rear of the host property on the Southern boundary are several outbuildings which are all due to be demolished. There is also a large Holly Bush that is not the subject of a TPO and is due to be removed as part of the application. To the West side of the site there is currently a large 3 to 4 metre high privet fence running the full length of the plot boundary. There is approximately 250 square metres of usable outdoor space.
- 1.05 163 Minster Road, a detached two storey property, lies to the west of the site, fronting Minster Road.

2.0 PROPOSAL

- 2.01 The development proposed is in two separate elements. The first element involves a first floor rear extension to the original building. The second element amounts to a large single storey extension to the building at the rear of the site.
- 2.02 The proposed first floor extension at the rear of the main building would be a maximum of 6.1 metres in depth, although it would be set in close to the eastern boundary with no 167 Minster Road, such that it would be 4.3 metres in depth, and set 1.4 metres from that flank wall.

- 2.02 A single window is proposed on the Western flank, serving a W.C. A single roof light is proposed in the new roof slope. Furthermore, an additional side facing window would be created in the original part of the house at first floor level again facing westwards, this window would serve an existing bedroom. To the rear three windows are proposed, all serving bedrooms. There are no new windows proposed on the Eastern facing elevation.
- 2.03 The ridge height of the proposed new first floor rear extension would be 9.7 metres, set down by 0.5 metres from the ridge height of the existing building.
- 2.04 Overall this extension would generate 2 additional bedrooms with ensuite facilities and provide for a new lift to give residents better access to the first floor.
- 2.05 The second element involves the creation of 4 single bedrooms with ensuite facilities, an additional shower and disabled toilet/wet room. Also the enlargement of the day space area to be used by the hairdresser, chiropodist and other resident activities, to 'stimulate the Dementia residents'.
- 2.06 This development would be located at the rear of the property, close to and parallel with the Southern boundary of the site. The development would be single storey, 21 metres in depth, 5.25 metres in height, 7.1 metres in width, set between 0.6 to 2.2 metres from the boundary to the South. This boundary line backs onto the rear gardens of 69, 71 and 73 Darlington Drive.
- 2.07 Two rear fire escape doors would face the southern boundary, together with two high level windows below the fence line, to provide light to the hallway and a single window serving a bathroom.
- 2.08 The proposal involves the removal of a large Holly Bush near to the Southern boundary to make way for the proposed single storey extension, although the applicant suggested he will replant a new tree in a more suitable location.

3.0 PLANNING CONSTRAINTS

- 3.01 Part of the site lies within flood zone 3. However – the rear of the site, where the single storey accommodation is proposed, lies outside this area.

4.0 POLICY AND OTHER CONSIDERATIONS

- 4.01 Policies E1, E19, E24 and B1 of the Swale Borough Local Plan 2008 are relevant.

5.0 LOCAL REPRESENTATIONS

- 5.01 Three letters of objection have been received, summarised as follows;

All of these comments are with regards to the proposed rear extension adjacent to the Southern Boundary.

- The development would give rise to a loss of privacy presently enjoyed by the dwelling the other side of the boundary fence.
- The creation of overshadowing issues and loss of outlook from the proposed works
- An increase in noise generation from both staff and residents alike especially close to the boundary.
- Loss of computer signal due to additional electronic devices within the new units.
- Over development of the site within a Residential Area.
- The removal of tree to the rear and subsequent effect on wildlife.

Miscellaneous Comment

The area is in a Flood Risk 3 Area.

6.0 CONSULTATIONS

6.01 Minister-on-Sea Parish Council raise objection and comment as follows:

“This is over intensive development of the site. There are further concerns about the quality of life of residents with questions asked as to whether they have access to an adequate garden space. The impact on the amenities neighbouring properties might reasonably be expected to enjoy with a particular concern about noise must also be a consideration.”

6.02 The Environment Agency do not raise objection.

6.03 I am awaiting the comments of Kent Highway Services and will update Members at the Meeting.

7.0 BACKGROUND PAPERS

Plans and application forms

8.0 APPRAISAL

8.01 .The main planning considerations in respect of both elements of this scheme are:

- The effect of the proposal on the visual appearance of the building and the character of the area
- The effect of the proposal on neighbour amenity

First floor rear extension

8.02 The design, massing and siting of the proposed extension would sit comfortably on the existing main building and would not harm its character or appearance. The proposed extension would be located to the rear and whilst it would be visible from the highway, it would not be prominent in this location and I do not envisage the proposed development to detrimental to the character or visual amenities of the immediate area.

8.03 The extension to the original property will be 10 metres away from the neighbouring property to the West, number 163 Minister Road. The single additional bedroom window created in the western side flank would not create any significant overlooking, due to the distance involved and the positioning of the window within the original flank wall. The proposed additional side flank window would serve a WC and would not give rise to overlooking.

The neighbouring property to the East, 167 Minister Road, is set approximate 5 metres from no.165. The first floor rear extension would project approximately 4.2 metres beyond the rear of the neighbouring property, and would be 6.4 metres away from the side and rear flank walls of number 167. In my view this distance is sufficient to minimise any impact on the amenities of the occupiers of this dwelling.

Single storey rear extension

8.04 The proposed single storey extension would adjoin an extension of similar design, and would be located a significant distance from public vantage points. Due to the location of the proposed works to the rear of site there would be no impact on the character of the street scene in general. The design is unobjectionable.

8.05 I would not envisage harm to the residential amenities of the occupiers of dwellings in Darlington Drive. The proposed single storey extension would not have any facing windows which would overlook these dwellings (those on the rear elevation serve a hallway and are in any case, high cill level.) In addition, they would be in close proximity to the rear boundary fence. Furthermore, the extension would be comparatively low in height, would sit approximately 12 metres from the rear of the dwellings fronting Darlington Drive, and would be located wholly to the north of Darlington Drive. There would be no overshadowing as a result of this scheme.

8.06 Miscellaneous Objections

A significant area of usable outdoor space would remain after the proposed works, sufficient for residents to enjoy. This taken with the improvement in living conditions, residents would not now be sharing a double bedroom but would enjoy the ability to have their own ensuite bedrooms in my view outweighs the slight loss of outdoor recreational space in this case.

In relation to the flood risk concerns, Members will note that the Environment Agency does not object. The development is in my view acceptable in this respect.

I consider it unlikely that this development would give rise to a significant increase in noise and disturbance.

The final concern raised was in relation to the loss of signal to computer equipment. That is not a material planning consideration in this instance.

8.07 I am awaiting the comments of Kent Highway Services regarding the impact of the proposed development on parking provision. I will update Members at the Meeting of their comments.

9.0 SUMMARY

9.01 Given the above, the proposed development is acceptable in my view, (subject to the comments of Kent Highway Services,) and I therefore recommend that planning permission be granted.

10.0 RECOMMENDATION – GRANT Subject to the following 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 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 extension hereby permitted shall match those on the existing building in terms of type, colour and texture.

Grounds: In the interests of visual amenity and in pursuance of policies E1 and E19 of the Swale Borough Local Plan 2008.

- (3) The development hereby approved shall be carried out in accordance with the following approved drawings:

Drawing Description	First floor extension to main house ground floor extension to rear
Drawing Number	DC/067
Drawing Description	First floor extension to main house ground floor extension to rear
Drawing Number	DC/068
Drawing Description	First Floor Extension to main house ground floor extension to the rear
Drawing Number	DC/069

Grounds: For the avoidance of doubt in the interests of proper planning.

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.