

2.5 REFERENCE NO - 19/505850/FULL		
APPLICATION PROPOSAL Erection of single storey rear extension.		
ADDRESS 63 Newton Road Faversham Kent ME13 8DZ		
RECOMMENDATION Grant subject to no contrary representations being received (consultation period ends 30.12.19)		
REASON FOR REFERRAL TO COMMITTEE Applicant is an employee of Swale Borough Council		
WARD Abbey	PARISH/TOWN Faversham Town	COUNCIL
		APPLICANT Mr Rob Bailey AGENT Wyndham Jordan Architects
DECISION DUE DATE 22/01/20		PUBLICITY EXPIRY DATE 30/12/19

1. DESCRIPTION OF SITE

- 1.1 63 Newton Road is a Victorian mid-terraced house located at the southern end of Newton Road. The site lies within the designated Faversham conservation area and within the built up area of Faversham. It is also subject to an Article 4(2) Direction dated May 2007 which was issued in order to prevent piecemeal degradation of the streetscape of the town via incremental Permitted Development changes and, ideally, to raise the standard of appearance of properties from the public domain when changes are being made. This Direction does not restrict replacement windows etc on the private rear elevations of properties.
- 1.2 Newton Road is a typical Victorian residential street featuring traditionally designed dwellings. The application property is part of two short terraces of properties which have bay windows on the ground floor and are set close to the pavement. Each of the properties has an original two storey outriggers to the rear garden area which create open areas between the two storey wings and the boundary lines.
- 1.3 The application property has previously been extended with a single storey extension to the end of the original rear wing, and it has uPVC replacement windows both front and back which pre-date the 2007 Direction. The neighbouring properties are similar in plan form and many have single storey extensions at the far ends of their original rear wings.

2. PROPOSAL

- 2.1 This application seeks permission to construct a single storey rear extension to the side of the two storey rear projecting section of the property which will run along the common boundary with no.65 Newton Road.
- 2.2 The extension will project 3.0 metres from the recessed rear elevation of the building, with a flat roof (with a rooflight behind the parapet) to a maximum height of 3.1 metres. The structure would be faced with yellow brickwork to the side elevation (along the common boundary) and the rear elevation would be white-rendered, both to match materials already found at the rear of this property. There would be a single UPVC window to the rear, and the extension is designed to provide additional space in the kitchen.

3. PLANNING CONSTRAINTS

Article 4 Faversham Conservation Area
Conservation Area Faversham

4. POLICY AND CONSIDERATIONS

- 4.1 Bearing Fruits 2031: The Swale Borough Local Plan 2017: Policies DM14, DM16 and DM33 Supplementary Planning Guidance (SPG): “Designing and Extension – A Guide for Householders” and “Conservation Areas”. The SPG explains that a maximum projection of 3.0m will normally be allowed for single storey rear extension close to a neighbour’s common boundary.

5. LOCAL REPRESENTATIONS

- 5.1 No representations have been received. However, the closing date for representations is 30 December 2019 and Members will be updated at the meeting.

6. CONSULTATIONS

- 6.1 Faversham Town Council’s comments have not yet been received. Members will be updated at the meeting.

7. BACKGROUND PAPERS AND PLANS

- 7.1 Application papers and drawings referring to application reference 19/505850/FULL.

8. APPRAISAL

- 8.1 The main issues to be considered in this application are the impact of the proposed extension on the character and appearance of the building, the impact on the character and appearance of the conservation area and the impact on the residential amenity of neighbouring properties.
- 8.2 The proposed extension located to the rear of the property would only be visible from neighbouring gardens. This area to the rear is hidden from street view and in my opinion would not have a detrimental impact upon the character of the street scene and visual amenities of the area.
- 8.3 As this extension is at the rear where the Article 4(2) Direction has no effect, the key consideration in this case is whether the proposal meets the aims and objectives of DM33 of Bearing Fruits 2031: SBLP 2017 in preventing development that fails to preserve or enhance the special character and appearance of the conservation area. In my view the proposed infill extension would be a sufficiently modest addition to the host property and would not be visible from public viewpoints. I also consider that it would preserve the character and appearance of the conservation area.
- 8.4 The single storey extension will project 3.0 metres beyond the original rear wall which accords with advice in the Council’s SPG. The extension would have a solid wall facing the side boundary ensuring no loss of privacy to the immediate neighbour. In fact, it will remove the mutual loss of privacy inherent in the existing situation where both properties have side facing kitchen windows facing each other. Overlooking will not be an issue either.
- 8.5 I therefore conclude that the extension would not be detrimental to the residential amenities of the adjoining property at no. 65. I am also of the view that there is no identifiable harm upon the amenity of the residents of the adjoining dwelling at no. 61, situated to the north of the site.

9. CONCLUSION

- 9.1 I consider that the proposed extension is acceptable in terms of its impact upon the building, the conservation area and on the residential amenity of neighbours. I therefore recommend that planning permission is granted.

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

NR1729.01; NR1729.04; NR1729.05; NR1729.06 and NR1729.07

Reason: For the avoidance of doubt and in the interests of proper planning.

- (3) The facing bricks to be used in the construction of the extension hereby permitted shall match that on the existing building in terms of type, colour and texture.

Reason: In the interests of visual amenity

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.

