

3.2 REFERENCE NO - 20/501605/FULL		
APPLICATION PROPOSAL Erection of a front facing dormer window.		
ADDRESS Kendor Lodge Chequers Road Minster-on-sea Sheerness Kent ME12 3QL		
RECOMMENDATION - Refuse		
SUMMARY OF REASONS FOR REFUSAL The development would amount to poor design, harmful to the character and appearance of the property.		
REASON FOR REFERRAL TO COMMITTEE Applicant is a Borough Councillor, Parish Council support		
WARD Sheppey Central	PARISH/TOWN COUNCIL Minster-On-Sea	APPLICANT Mr Peter MacDonald AGENT LBF Design Services
DECISION DUE DATE 03/06/20		PUBLICITY EXPIRY DATE 30/04/20

1. DESCRIPTION OF SITE

- 1.1 Kendor Lodge is a detached chalet bungalow located on a large plot within the built up area boundary of Minster. The property has a pitched roof with a projecting gable feature on the front elevation, as well as a small flat roof front facing dormer window. To the north west of the property is an attached double garage and bathroom extension, both of which sit in front of the original eaves line and have a flat roof. There is a flat roof conservatory at the rear of the dwelling.
- 1.2 The property is situated to the south of Chequers Road and is located on higher ground than the road and set well back from the road. Due to this change in land levels and substantial planting along the front boundary, views of the property from Chequers Road are limited. To the north, east and west are residential dwellings, whilst to the south is open countryside.

2. PROPOSAL

- 2.1 This application seeks planning permission for the erection of a front roof extension. The existing small dormer window will be removed, and the front first floor extension constructed in its place. This will be built above both the original front roof slope and over most of the single storey flat roofed front extension to the property. It will have a maximum width of approximately 7.5m. The extension will have a mono-pitch roof with a maximum height of 6.5m (the same height as the overall ridge height of the property) and will project a maximum of 5.5m from the front roof slope, bringing it out almost level with the original front gable ended wing of the property.
- 2.2 The extension will be clad with brown Cedral weatherboarding and will have a dark green steel sheet roof. The development will allow the creation of a larger study on the first floor.

2.3 A similar proposal was submitted under application 19/506303/FULL. This application was withdrawn due to concerns raised by the planning officer relating to the design of the extension. This application proposes a reduction in the scale of the development when compared to the scheme previously submitted.

2.4 The applicant has stated the existing flat roof on the extension to the front of the property currently suffers from persistent leaking, and the erection of the proposed front extension will reduce the amount of flat roof to the front making it more manageable.

3. PLANNING CONSTRAINTS

3.1 None

4. POLICY AND CONSIDERATIONS

4.1 The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)

4.2 Development Plan: Policies CP4, DM14 and DM16 of Bearing Fruits 2031: The Swale Borough Local Plan 2017

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

5. LOCAL REPRESENTATIONS

5.1 None

6. CONSULTATIONS

6.1 Minster Parish Council supports the application.

7. BACKGROUND PAPERS AND PLANS

7.1 Plans and documents relating to 20/501605/FULL.

8. APPRAISAL

8.1 The site lies within the built up area boundary of Minster, where the principle of development is accepted. The main considerations in this case involve the impact on residential and visual amenities.

8.2 Whilst the proposal does have a mono-pitch roof, I believe the extension will have the appearance of a flat roof dormer window when viewed from the front of the dwelling. When considering the impact of the proposed extension upon visual amenity, I pay particular attention to paragraphs 5.4 and 5.5 of the Council's SPG entitled "Designing an Extension – A Guide for Householders". These state that dormer windows can have a serious impact on the street and should therefore be in proportion to the roof, usually being no deeper than half the depth of the roof slope and preferably with pitched roofs with tiles that match the main roof. The SPG contains an illustration of the sort of flat roofed box dormer design that should be avoided.

- 8.3 I have serious concerns about the proposed extension, which would cover a large area of the front roof slope. I believe the design of the roof of the extension leads to it appearing largely flat roofed, which is wholly unacceptable when taking into account the width of the extension. I take the view the proposal is completely contrary to the advice of the SPG. It would amount to an intrusive, bulky feature that would be significantly harmful to the character and appearance of the property. I also have concerns about the external materials to be used in the construction of the extension. The dark green metal roof and brown plastic cladding will not be appropriate materials in my view, as neither material is currently present on the property.
- 8.4 Whilst I appreciate that wider views of the front roof extension in the streetscene are limited due to the change in land levels and the extensive soft landscaping to the front of the property, I still consider the proposal to be unacceptable. In my opinion, this harmful impact identified above would amount to a reason for refusal.
- 8.5 The proposed extension will increase the bulk of the front roof, however I note the proposal will be located 5m from the western boundary of the site and roughly 12m from the nearest property to the west, Bramble Down. Taking into account the separation distance and the fact this neighbouring property is set much further back from the host property, I believe any overbearing or overshadowing impact to this property will be minimal. Due to the distance between the proposal and other neighbouring properties, I don't envisage there will be any unacceptable overshadowing impacts at any other property.
- 8.6 I also consider that any overlooking will be limited, as the additional windows in the extension will provide views similar to the existing windows in the front elevation. I therefore have no concerns from this regard.

9. CONCLUSION

- 9.1 To conclude, I consider that the scale, roof design, external materials and overall bulk of the proposed extension would constitute poor design that would be harmful to the character and appearance of the property. It is contrary to the advice given in the Council's SPG and would cause detrimental harm to the property. As such, I recommend that planning permission be refused.

10. RECOMMENDATION - REFUSE for the following reason:

- (1) The proposed front roof extension would, by reason of its bulk, scale, external materials and roof design, be a significant, obtrusive, poorly designed and prominent feature on the property in a manner harmful to its character and appearance. The proposal is therefore contrary to policies CP4, DM14 and DM16 of "Bearing Fruits 2031: The Swale Borough Local Plan 2017" and to the advice of the Council's adopted Supplementary Planning Guidance entitled "Designing an Extension – A Guide for Householders".

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.

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.

