

2.4 REFERENCE NO - 20/502848/FULL		
APPLICATION PROPOSAL Erection of single storey rear extension with insertion of roof lights (retrospective).		
ADDRESS 9 Walsby Drive Sittingbourne Kent ME10 2TT		
RECOMMENDATION - Grant		
SUMMARY OF REASONS FOR RECOMMENDATION The proposal does not cause harm to the character and appearance of the area or result in any significant overbearing or overshadowing on neighboring properties.		
REASON FOR REFERRAL TO COMMITTEE The applicant is an employee of the Council.		
WARD Kemsley	PARISH/TOWN COUNCIL	APPLICANT Mrs Julie Badcock AGENT
DECISION DUE DATE 02/09/20	PUBLICITY EXPIRY DATE 30/07/20	

Planning History

20/502188/LDCEX

Lawful Development Certificate (Existing) for a single storey rear extension.

Withdrawn Decision Date: 22.06.2020

1. DESCRIPTION OF SITE

- 1.1 The application site consists of a detached dwelling located in a modern housing estate within the built up area boundary of Sittingbourne. The dwelling is two storeys in height and constructed in yellow brick. An attached garage is located to the south of the dwelling with a narrow driveway for parking located to the front of this. A small grassed garden lies to the front. To the rear lies a private garden.
- 1.2 The surrounding area is predominantly residential, with detached dwellings of a similar scale and design.

2. PROPOSAL

- 2.1 This application seeks retrospective planning permission for the erection of a single storey rear extension and 2no. rooflights.
- 2.2 Proposed rear extension measurements:
- 6.4m width
 - 2.5m projection from rear
 - 3.7m ridge height
 - 2.9m eaves height
- 2.3 The materials match those on the existing dwelling.

3. PLANNING CONSTRAINTS

- 3.1 Environment Agency Flood Zone 3

4. POLICY AND CONSIDERATIONS

- 4.1 The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)
- 4.2 Development Plan policies CP4, DM7, 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 received.

6. CONSULTATIONS

- 6.1 KCC Minerals and Waste: have no objection

7. BACKGROUND PAPERS AND PLANS

- 7.1 All plans and documents relating to application 20/502848/FULL.

8. APPRAISAL

Principle of Development

- 8.1 The site lies within the built up area boundary where the principle of development is acceptable. The main considerations in this instance are the impact on residential amenity of neighbouring dwellings and the visual impact.
- 8.2 The application is retrospective as the applicant believed the works to be permitted development. When advised that the works could not be considered permitted development this application for planning permission was submitted.

Visual Impact

- 8.3 The extension is located entirely to the rear of the dwelling and is of a modest single storey construction. It is not visible from public viewpoints and does not significantly alter the character and appearance of the dwelling. The monopitch design is appropriate and the materials closely match those on the main dwelling. I consider the extension acceptable in appearance do not consider the design harmful to visual amenity.

Residential Amenity

- 8.4 The extension projects 4m to the rear of the dwelling which is greater than the adopted SPG recommends close to the boundary. However the property is detached and separation between houses, and the orientation and positioning of the surrounding dwellings must be taken into consideration.

- 8.5 To the north lies no.11 which has a detached garage located along the shared boundary with the application site, largely screening the extension from the occupiers of no.11. No.11 is also set away from the shared boundary and there are no habitable rooms significantly impacted by the extension.
- 8.6 To the south east lies no. 7. The extension will not project beyond the garage serving no.9, and I do not therefore envisage any impact on the occupiers of no.7.
- 8.7 To the south lie the gardens of nos. 1 & 3. However – the extension will not be prominent viewed from these dwellings and I do not envisage any impact on the amenities of the occupiers of these dwellings.

Other Matters

- 8.8 The site lies within Flood Zone 3 but the development is a small scale addition to an existing dwelling and the floor levels will be no lower than the existing dwelling. Where appropriate the materials used are flood resilient and service points have been sited as high up walls as practical. In accordance with the Environment Agency Standing Advice I consider this information is acceptable and that the flood risk issues have been adequately addressed.

9. CONCLUSION

- 9.1 The proposal does not cause harm to the character and appearance of the area or result in any significant overbearing or overshadowing on neighboring properties.

10. RECOMMENDATION - GRANT planning permission without conditions

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.

