

2.7 REFERENCE NO - 20/502759/FULL		
APPLICATION PROPOSAL		
Erection of a two storey side and rear extension and a carport and first floor side extension as amended by drawing no's. 29360A_003 Rev A; 29360A_004 Rev A; 29360A_006 Rev A; 29360A_007 Rev A and 29360A_008 Rev A		
ADDRESS Pottery Cottage Dawes Road Dunkirk Faversham Kent ME13 9TP		
RECOMMENDATION – Grant subject to conditions		
REASON FOR REFERRAL TO COMMITTEE		
Parish Council objection		
WARD Boughton And Courtenay	PARISH/TOWN COUNCIL Dunkirk	APPLICANT Mr Bob Bridgen AGENT Clague
DECISION DUE DATE 20/08/20	PUBLICITY EXPIRY DATE 28/07/20	

Planning History

17/506490/FULL

Change of use of agricultural land (formerly land associated with Boughton Pottery) to residential garden land, associated landscaping and creation of an access road (works started).

Approved Decision Date: 27.02.2018

SW/94/0153

Garden room extension

Approved Decision Date: 28.03.1994

SW/88/1745

Outline application for erection of a single storey dwelling

Refused Decision Date: 10.01.1989

1. DESCRIPTION OF SITE

- 1.1 This property is a substantial and attractive traditionally designed detached two storey four bedroom dwelling, with a detached single garage to one side, and extensive gardens to the side and rear. It sits on a generous plot in a prominent position within the bend in the road, with farmland predominately surrounding the site to the north and east. This section of Dawes Road features largely detached properties either side of the road, and Pottery Cottage is the last property on the left upon leaving the village heading north-east towards Blean. A bungalow adjoins the property to the left (west) side.
- 1.2 The property itself is located at the edge of the village but just within the Local Plan defined built-up area boundary of Boughton-under-Blean/Dunkirk. However, this boundary deliberately runs immediately alongside the eastern end wall of the property, meaning that a large part of the existing garden lies outside the built up area boundary. The entire property lies within the designated Blean Woods Area of High Landscape Value (Kent Level).

- 1.3 There is a parking area to the eastern side of the house in front of the garage that provides off-road parking for at least three cars. Also there is a driveway at the other end of the house providing an additional car parking space.

2. PROPOSAL

- 2.1 Planning permission is now being sought to demolish part of the existing ground floor accommodation at the rear of the property (and the detached garage) and to construct two storey extensions to both the western and eastern ends of the house.
- 2.2 The extension on the western end of the house would be supported by four brickwork posts at ground floor level and would be open at the front and back providing a car port/disabled parking bay. The first floor part would provide an additional bedroom with windows at the front and rear (with Juliette balcony).
- 2.3 The side and rear extension at the other end of the house would project approximately 6.5m beyond the existing rear wall, creating an L shaped property. As originally submitted, two large pitched roof dormers were proposed within the front facing roofslope. However, in accordance with the Council's guidance on the design of dormer windows, and following comments from the Parish Council, the scale of these dormers has since been reduced in width and height. On the rear facing roofslope, there would be six conservation rooflights and a further three on the side facing roofslope. At ground floor level, this extension will provide a new entrance door with disabled lift facilities situated next to the existing parking area, and more usable ground floor living accommodation that will be accessible. At first floor the extension will provide larger bedrooms, some with en-suite bathrooms.
- 2.4 The internal layout of the property will be re-configured to address the current multiple differences in floor levels within the house. The extended property will have six bedrooms. A dividing boundary line splitting the house into two 3 bedroomed dwellings has been indicated on the drawings. However, this application does not seek permission to sub-divide the house into two separate dwellings, and any such subdivision would have to be the subject of a separate planning application.
- 2.5 The extensions will be built in red brick to match the existing house with tile hanging to the upper walls, and a pitched clay tiled roof.
- 2.6 Before submitting the application, the applicants sought pre-application advice for a larger extension to the eastern end, one that would have been taller than the host property and extended beyond the built up area boundary. They were advised that the development should remain entirely within the built up area boundary and that the extensions should be seen as subservient to the host property. The revised proposals have responded positively to that advice and the eastern end extension is now far less dominant.
- 2.7 The application is supported by a well-illustrated Design Statement which states the following:
- The applicants want to stay in the property but the building is not suitable for the elderly or persons of restricted mobility as it consists of 5 different floor levels from arrival via car to the master bedroom

- The proposal looks to retain the existing property as the primary aesthetic and to adapt and extend the dwelling to enhance the views and increase amount of light
- Also, the proposal is to make the dwelling more ambient accessible
- This area was historically built up with buildings
- The L-shape of the building will help with finishing the edge of the village by forming a more obvious book end to where the Local Plan finishes
- We have reduced the ridge heights of the extensions to make it subsidiary to the host building – but we have had to raise the ridge to the existing east elevation by 300mm as it is poorly constructed and will need new timbers and proper insulation
- The elevational treatments seek to engage with historic nature of the setting and land uses
- The proposals seek to demolish 70m² of the existing property that are deemed redundant, poorly built and are detracting from the original cottage
- The proposal seeks to replace ground floor area with a more usable extension that will open the building up to enjoy its surroundings

3. PLANNING CONSTRAINTS

3.1 None

4. POLICY AND CONSIDERATIONS

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

Policy CP4 Requiring good design

Policy ST3 The Swale settlement strategy

Policy DM7 Vehicle parking

Policy DM11 Extensions to, and replacement of, dwellings in the rural area

Policy DM14 General Development Criteria

Policy DM16 Alterations and extensions

Policy DM24 Conserving and enhancing valued landscapes

Policy DM26 Rural lanes

4.2 Supplementary Planning Guidance (SPG) relating to “Designing an Extension: A Guide for Householders”. With regards to dormer windows, the guidance states:

“Dormers should be in proportion with the roof and only as large as necessary to allow light into the roof space. As a guide the dormer should be no deeper than half the depth of the roofslope and have square proportions of a vertical emphasis. They should normally have pitched roofs with tiles to match the main roof.”

5. LOCAL REPRESENTATIONS

5.1 None

6. CONSULTATIONS

6.1 Dunkirk Parish Council objects, stating the following concerns:

“The design doesn't appear to be sympathetic to the original building and is overly large.

The dormers windows accentuate the mass and possible cause issue from overlooking.

The access is muddled, and there remains two access points that were meant (we believe) to be temporary to import landscaping materials, but they seem to be part of the application and are considered to be dangerous.

Finally, the application is suggesting that the building will be split into two dwellings at a later date, and we question whether this application could be considered 'deemed consent' for the development of another property.

Whilst it is outside the village envelope, therefore in the countryside - in an area of High Landscape Value (Kent Level) and on a rural lane, the cottage should probably be included inside the village envelope as it has formed part of the street scene for many years.

The Council were clear that they do not rule out the possibility of an extension gaining their approval, and would ask that the applicant considers some changes.”

7. BACKGROUND PAPERS AND PLANS

7.1 Application papers and drawings referring to application reference 20/502759/FULL.

8. APPRAISAL

Principle of Development

8.1 The property itself and the proposed development (apart from a very small corner of the eastern rear extension) lies wholly within the Local Plan defined built up area boundary. To that extent I consider the proposal to be acceptable in principle. The main considerations in the determination of this planning application are its design and the impact on the character and appearance of the street scene. Also of consideration is the impact on the neighbouring property.

Impact on the character and appearance of the street scene

8.2 Although the property is not historically designated in its own right as of special interest and it is not a listed building, nor does it lie within a conservation area, it is an attractive cottage of a locally distinctive type, and any new development should be sensitive to the character of the building and its locality.

8.3 In my view the proposed scheme is well considered and takes on board the advice provided at pre-application stage. In particular the size and height of the extensions have been significantly modified, and the design is more-in keeping with the traditional character of the property. As the property sits on a well-sized corner plot, and within the surrounding area there is a diverse mix of semi-detached and detached homes which also sit comfortably within their plots.

- 8.4 Whilst the property will be significantly extended, the proposal would have limited impact on the character of the street scene as the bulk of the eastern extension is to the rear. Although I shared a concern of the Parish Council that the front dormer windows were overly large, but I do not share the view that front facing dormer windows would give rise to overlooking as they face the public highway. I am satisfied that the revisions made to the front dormers conform to the SPG guidance and I therefore consider that the proposed design is now acceptable.

Residential Amenity

- 8.5 The neighbouring property to the west, a detached bungalow known as Terra Cotta, is the property that would be most affected by the proposals, but I am of the opinion that any harm to their amenities is unlikely considering the first floor side extension would mostly abut their front garden. The neighbouring property is sufficiently spaced apart from Pottery Cottage that there will be little impact from the rear facing first floor windows.

Highways

- 8.6 The Parish Council makes reference to access, pointing out that two access points remain despite one being considered to be temporary. This application does not propose any changes to the existing access arrangements. The access to the north-east corner of the garden granted by planning permission 17/506490/FULL allows maintenance vehicles to access this part of the garden. It was not a temporary planning permission. The other access close to the bend in the road is a 'pull-in' to enable two vehicles to pass one another on this narrow part of Dawes Road.
- 8.7 The parking area to the eastern side of the house provides off-road parking for three cars, with an additional two spaces at the other end, which accords with adopted Swale guidance for a dwelling with more than four bedrooms. I am satisfied therefore that there would be no resulting harm to highway safety and convenience.

Other Matters

- 8.8 Concerns raised by the Parish Council in relation to 'deemed consent' for the creation of an additional dwelling of noted. This is a matter which the applicant has already been made aware of during pre-application advice discussions. The subdivision of the house into two separate dwellings will require planning permission and the applicant can be reminded of this through an informative as set out below.

9. CONCLUSION

- 9.1 I consider that the proposal is acceptable in terms of its design and impact upon the visual amenities of the area, and upon the residential amenities of neighbouring properties. I therefore recommend that planning permission be granted.

10. RECOMMENDATION – Approve 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 approved drawings 29360A_003 Rev A, 29360A_004 Rev A, 29360A_005, 29360A_006 Rev A, 29360A_007 Rev A and 29360A_008 Rev A.

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

- (3) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those 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.

In this instance:

The applicant/agent was advised of minor changes required to the application and these were agreed.

The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application.

INFORMATIVE

- (1) This planning permission relates only to the extensions as shown on the approved drawings. The submitted drawings indicate the position of a party wall should the house be subdivided into two dwellinghouses. The applicant has been made aware that the creation of an additional dwelling will require planning permission, and also be subject to a SAMMS tariff.

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.

