

**PLANNING COMMITTEE – 17 SEPTEMBER 2020****PART 3**

Report of the Head of Planning

**PART 3**Applications for which **REFUSAL** is recommended

<b>3.1 REFERENCE NO – 20/502186/FULL</b>		
<b>APPLICATION PROPOSAL</b> Erection of a first floor and two storey front extension. Alterations to fenestration including window and door to south east elevation.		
<b>ADDRESS</b> Starwood Scarborough Drive Minster-on-sea Sheerness Kent ME12 2NF		
<b>RECOMMENDATION</b> Refuse		
<b>SUMMARY OF REASONS FOR REFUSAL</b> The extension will amount to an incongruous and unsympathetic feature on the property due to its scale and bulk, which will cause harm to the character and appearance of the dwelling as well as the wider streetscene.		
<b>REASON FOR REFERRAL TO COMMITTEE</b> Parish Council support application		
<b>WARD</b> Minster Cliffs	<b>PARISH/TOWN COUNCIL</b> Minster-On-Sea	<b>APPLICANT</b> Mr Duncan Olden <b>AGENT</b> N H Associates
<b>DECISION DUE DATE</b> 03/08/20		<b>PUBLICITY EXPIRY DATE</b> 06/07/20

**Planning History**

SW/75/0257

Porch

Approved Decision Date: 30.05.1975

**1. DESCRIPTION OF SITE**

- 1.1 Starwood is a two storey semi-detached property at one end of a row of four similar houses, located within the built up area boundary of Minster. It is located to the south of Scarborough Drive, which at this point is an unmade road. To the front of property is hardstanding and to the rear is private amenity space. All similar houses in this short row have an existing single storey front projection at the property.
- 1.2 The surrounding area is characterised by a mixture of dwelling types. To the east of the site is a detached bungalow, whilst to the west are semi-detached dwellings of a similar design. This section of Scarborough Drive slopes from east to west.

**2. PROPOSAL**

- 2.1 This application seeks planning permission for the erection of a part two storey, part first floor extension at the front of the property. The two storey extension will fill in the small area

between the existing porch and store at the front of the property. The first floor extension will have a footprint of 3.4m x 4.5m and will be situated above the existing single storey extension at the front of the house. It will have a hipped roof with an eaves height of 5.6m (the same as the eaves height on the main roof) and a ridge height of 7m. The first floor element of the development will be clad with white UPVC weatherboarding. The extension will create an additional bedroom on the first floor, and the garage door will be replaced with a window, turning the store into a TV room.

- 2.2 The proposal will also include the addition of a door in the side elevation of the property, as well as a first floor side window which will serve a small study.

### **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: Bearing Fruits 2031: The Swale Borough Local Plan 2017 policies CP4, DM14 and DM16.
- 4.3 Supplementary Planning Guidance (SPG): 'Designing an Extension: A Guide for Householders'

### **5. LOCAL REPRESENTATIONS**

- 5.1 None

### **6. CONSULTATIONS**

- 6.1 Minster-on-Sea Parish Council supports the application for the following reasons - good use of extra living space provided, design adapted well to changes in ground level, visually acceptable within the street scene and no neighbour objections.

### **7. BACKGROUND PAPERS AND PLANS**

- 7.1 Plans and documents related to application 20/502186/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 case involve the impact of the extension upon visual and residential amenities, as well as the parking provision at the site.

#### Visual Impact

- 8.2 The Council's SPG advice states that in conventional streets, two storey front extensions are rarely acceptable. This section of Scarborough Drive is a conventional street in my view, although it contains a mixture of dwellings types, scales and designs. I note that the host property is one of four semi-detached dwellings all of the same design. The building line along this stretch of Scarborough Drive is roughly uniform in my view, as the dwellings

either side of the site sit approximately in line with the host property. Any change approved here will be difficult to resist on the adjoining semi-detached properties.

- 8.3 Due to the location of the extension on the front of the property and its height, my view is that the extension now proposed will be prominent and intrusive in the streetscene. Whilst I appreciate that the property already has a projecting feature at single storey (as do the dwellings to the west), this application introduces a deep front projection at first floor level, which will be much more prominent than the existing single storey projection. Due to its scale and bulk, I believe the proposal will amount to an incongruous and unsympathetic feature on the property, which will cause harm to the character and appearance of the dwelling as well as the wider streetscene. I believe this harmful impact amounts to a clear reason for refusal.

#### Residential Amenity

- 8.4 In terms of the impact of the proposal upon the property Ashleigh to the east, I note there is a gap of 2.7m between the development and this neighbouring bungalow. The extension projects roughly 0.8m forward of the front elevation of Ashleigh. Whilst I note that the extension will be much taller than this neighbouring property, taking into account the separation distance, I do not envisage any overshadowing or overbearing impacts to this property will be significant. I note an additional window is proposed in the first floor side elevation, serving a small study. Taking into account it will be high level like the existing window in the side elevation, I do not consider overlooking will be an issue here.
- 8.5 The extension will lie 2.1m from attached dwelling, Bridgerone. The extension will project 3.4m past the front elevation of this property, but taking into account the separation distance, I take the view any impact on this property will be acceptable. No additional windows are proposed in the western side elevation so overlooking will not be an issue in my view. Taking into account the separation distances, I do not envisage any other property will be significantly impacted by the development.

#### Highways

- 8.6 The proposal will increase the number of bedrooms in the property to four. As set out in the recently adopted SBC Vehicle Parking Standards SPD, the parking provision for a three and four bedroom dwelling is the same, so I do not consider the proposal will impact the parking provision at the site. Notwithstanding this, to the front of the property is hardstanding which provides parking for a minimum of two cars. As such, I consider the proposal is acceptable from this perspective.

### **9. CONCLUSION**

- 9.1 The proposal would introduce a substantial first floor extension at the front of the property that will appear prominent and out of place in the streetscene in my view. I consider that due to its scale, massing and location, it will cause unacceptable harm to the character and appearance of the dwelling and wider area. On the basis of the above, I recommend planning permission is refused.

### **10. RECOMMENDATION – REFUSE for the following reason:**

- (1) The proposed development, by virtue of its scale, bulk and location would amount to an unsympathetic and incongruous feature on the property, which would be prominent

in the streetscene and detrimental to the visual amenities of the surrounding area as a result. It is contrary to policies CP4, DM14 and DM16 of Bearing Fruits 2031: The Swale Borough Local Plan 2017 and the advice given in the Council's 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.

