

2.5 REFERENCE NO - 20/502514/FULL		
APPLICATION PROPOSAL Erection of a single storey rear extension.		
ADDRESS 87 Ospringe Road Faversham Kent ME13 7LG		
RECOMMENDATION – Grant subject to conditions		
REASON FOR REFERRAL TO COMMITTEE Town Council Objection		
WARD St. Ann's	PARISH/TOWN COUNCIL Faversham Town	APPLICANT William O'Grady AGENT Invent Architecture
DECISION DUE DATE 11/08/20		PUBLICITY EXPIRY DATE 21/08/20

1. DESCRIPTION OF SITE

- 1.1 87 Ospringe Road is a traditionally designed end terraced property located on a prominent corner plot within both the built up area of Faversham and the Faversham conservation area. The existing two bedroom single bay fronted dwelling current has its principle access off Cambridge Road, with a small rear garden and garage at the end of the plot. The property was likely built around 1840 – 1900 in yellow brick with timber sash windows.
- 1.2 The property is 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 when changes are being made. This Direction affects alterations to front elevations, and side elevations fronting the highway. It does not affect restrict Permitted Development rights for alterations to rear elevations.

2. PROPOSAL

- 2.1 This application as originally submitted proposed a loft conversion featuring a large rear dormer window and two rooflights on the front elevation, together with a single storey lean-to style extension alongside the two storey rear wing of the house. The existing flat roofed garage is also shown to be demolished. The demolition of the garage does not require planning permission, and I do not see that this matter needs to be considered as part of the current planning application.
- 2.2 Due to concerns expressed by the Town Council, and my own concerns over the design of the dormer and the front rooflights, I suggested that the roof alterations were omitted from the application, and that the design of the extension be revised. These changes have now been made and the application as it now stands is for a different design of extension, no dormer window and two rooflights on the rear roofslope only. These rooflights can be installed as Permitted Development and as such I did suggest that the rooflights be omitted from the application. The applicant prefers to keep them on the application, but I see no objection to them, and as they can be installed irrespective of the outcome of this application I will focus this report on works that the Council is required to approved i.e. the single storey extension.

2.3 The application as it now stands is therefore essentially for the erection of a single storey infill rear extension. This rear extension is an infill and would measure 3.46m in depth, 1.91m wide with a fully glazed rear doors to the garden and a flat roof with roof lantern to provide more light. The extension would provide for a large kitchen/dining room.

2.4 There are now no alterations proposed to the front elevation of the property.

3. PLANNING CONSTRAINTS

Article 4 Swale Article 4 directive

Conservation Area Faversham

4. POLICY AND CONSIDERATIONS

4.1 Development Plan: Bearing Fruits 2031: policies:

CP4 Requiring Good design

DM14 General development criteria

DM16 Alterations and extensions

DM33 Development affecting a conservation area

Supplementary Planning Guidance (SPG): Householders guide – Extensions, and Conservation Areas

5. LOCAL REPRESENTATIONS

5.1 The Faversham Society objected to the application, as first submitted, as follows:

‘This application should be refused because the ground floor extension would harm the appearance of the terrace by the loss of the characteristic rhythm of extensions and voids and would harm the character and appearance of the conservation area. This would constitute less than substantial harm to a heritage asset which is not outweighed by any public benefit.’

The Society has not commented on the revised scheme.

5.2 A resident of Faversham is in support of the application because:

The dwelling fronting Ospringe Road has a side elevation onto Cambridge Road. An initial first glance at the floor plans indicate the usual lightwells between the terraced properties.

However, having made a Site Visit, it may be observed that when viewed from Cambridge Road, the rear building line of the terraces is not consistent therefore the rhythm effect is reduced.

Also that the lightwell, instead of as viewed simply on a drawing plan, is not exactly a full lightwell, but aesthetically merely an inset, being the end-building alongside Cambridge Road.

The single storey extension therefore, in my view, would blend in; The result would actually improve and enhance the streetscene in the Conservation Area.

Furthermore, when viewed from the rear of the buildings in Cambridge Road after the kink and also the rear access alley, the removal of the garage would open up the space between the Site and neighbouring rear of other Cambridge Road properties.

The overall effect of the development would therefore reduce the clutter resulting in the enhancement into a more spacious area.'

6. CONSULTATIONS

6.1 Town Council objected to the application as first submitted as follows:

1) The Town Council objects to the design of this proposal which is not appropriate for the Conservation Area.

2) The proposal would change the look and feel of the terrace significantly.

6.2 When the Town Council was re-consulted on the amended extension design, and with the application no longer showing the large rear dormer of front facing rooflights they responded as follows:

1) The changes made in this application are subtle and therefore therefore the Town Council's comment stand;

Reasons:

1) The Town Council objects to the design of the proposal which is not appropriate for the Conservation Area

2) The proposal would change the look and feel of the terrace significantly.

7. BACKGROUND PAPERS AND PLANS

Application papers for application 20/502514/FULL.

8. APPRAISAL

8.1 The main considerations in the determination of this application concern the impact of the proposal upon the character of the conservation area, and on neighbouring amenities.

8.2 Paragraph 6.5 of the Council's SPG relating to conservation areas states that any new development should preserve or enhance the special character or appearance of a conservation area, whilst allowing the area to remain alive and prosperous. It will be important to see that every new building is designed not as a separate entity, but as part of a larger whole which has a well established character of its own. A high standard of development therefore will be required for all buildings in conversation areas and for extensions to existing buildings. I consider that the key issue in this respect is whether the proposal meets the aims and objectives of policy DM33 of Bearing Fruits 2031 in preventing development that fails to preserve or enhance the special character and appearance of the conservation area.

8.3 I am satisfied that the proposed ground floor extension to the host dwelling has now been well designed. Now that the drawings have been amended from the original proposal, I consider that the proposed development would be sympathetic both to the host building and to the wider setting. The proposed extension would preserve the character and appearance of the conservation area by virtue of the more discreet design. The proposed development is of a small scale and would not be detrimental to the character or appearance of the host property or be out of keeping with the nature and appearance of the immediate street scene. I am disappointed that the Town Council has not recognised the significance of the changes that have been negotiated to these proposals, but my view is that the scheme as it now stands is a worthy addition to the conservation area.

8.4 Also of consideration in this case is whether the proposal would result in harm to neighbouring amenity. Here, I consider that there will be no overlooking issues as the new extension has no side windows and the roof lights face into the garden of No. 87. Moreover, because the extension is shielded from the neighbour by the existing two storey rear wing of the house it will have no noticeable impact on the amenities of the attached neighbouring house.

9. CONCLUSION

9.1 I consider that the proposal would not impact unacceptably upon neighbouring amenities and the design is acceptable within the conservation area. I consider that the proposal would preserve the character and the appearance of the host property and that of the adjoining terrace of properties and would as result, preserve the character and appearance of the conservation area. Therefore I recommend planning permission be 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 permitted shall not be carried out otherwise than in complete accordance with the drawings PL04 C, PL05 C, PL06 D and PL07 C.

Reason: In the interests of residential amenity

(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.

Reasons: In the interest of preserving or enhancing the character and appearance of the conservation area.

- (4) The brickwork bonding pattern to be used for the approved extension shall match the brickwork bonding pattern seen on the application property.

Reasons: In the interest of preserving or enhancing the character and appearance of the conservation area.

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.

