

2.6 14/500804/FULL & 14/500808/LBC			
APPLICATION PROPOSAL			
Demolition of detached garage and single storey porch; Construction of two-storey extension comprising garage and garden room with guest accommodation over and new single storey glazed entrance/link, internal alterations and replacement joinery to garden room as amended by drawings received 13 November 14.			
ADDRESS Coldstream Cottage Whitehill Ospringe Faversham Kent ME13 0DW			
RECOMMENDATION : Approve			
SUMMARY OF REASONS FOR RECOMMENDATION/REASONS FOR REFUSAL			
The scale and design of the extension is considered to be modest and is seen as an ancillary building in keeping with the existing dwelling. I also consider that the proposal preserves the special interest of the listed building.			
REASON FOR REFERRAL TO COMMITTEE			
Parish Council objection			
WARD	PARISH/TOWN	COUNCIL	APPLICANT
East Downs Ward	Ospringe		Mr Simon Kenny AGENT Anthony Swaine Architecture
RELEVANT PLANNING HISTORY			
SW/04/0995 & SW/04/0996	Garage with en-suite bedroom above	Granted	21.09.2004

1.0 DESCRIPTION OF SITE

- 1.01 Coldstream Cottage is an early 19th century grade II listed timber framed and weatherboarded detached double fronted house. The house is set within the Whitehill conservation area and within the Kent Downs AONB in the small hamlet of Whitehill to the east of Painters Forstal.
- 1.02 The property fronts the main Eastling road and has a small front garden with a central path leading directly off the main road. The main entrance is a small side porch to the east of the property accessed off a short driveway, which also leads to a detached garage which is of prefabricated concrete construction.

2.0 PROPOSAL

- 2.01 These applications are for planning permission and listed building consent to replace the garage and small entrance porch with a new garage with additional guest accommodation comprising two bedrooms and a bathroom above, and rear garden room connected to the main house by a lightweight glazed link, which would form part of a new generously sized entrance hall.

- 2.02 The extension is designed in the form of a traditional coach house outbuilding with storage loft, clad in weatherboard with a shallow hipped slate roof to match the appearance and form of the main house.
- 2.03 The glazed link will have a shallow zinc roof to create a slim profile and the link itself is designed to form a rear courtyard arrangement.
- 2.04 Alterations to the main house include:
- The removal of the side entrance lobby.
 - Removal of a modern door off the entrance lobby.
 - Repositioning of the utility/WC door.
 - The joinery of the existing garden room is to be replaced with simpler joinery to match the new glazed link.

3.0 PLANNING CONSTRAINTS

Kent Downs Area of Outstanding Natural Beauty
Whitehill conservation area
Grade II listed building

4.0 POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Development Plan: The Swale Borough Local Plan 2008 polices E1, E6, E9, E14, E15, E19, E24 and RC4. Policy RC4 (Extensions to, and replacement of, dwellings in the rural area) specifically restricts rural extensions to those of modest proportions.

5.0 LOCAL REPRESENTATIONS

- 5.01 Two local letters of objection have been received. Their comments can be summarised as follows;
- Lack of provision for additional parking both permanent and whilst works are undertaken.
 - The proposed construction appears out of scale to what is a typical listed white boarded small Kentish cottage and it is close on the boundary of the neighbouring listed property Forge Cottage.
 - Work may/will require removal of natural tree boundary.
 - Height and size of new building could impact on natural light on the South West boundary with Forge Cottage.
 - Potential noise of occupation, as per the planning application this is intended mainly for young adults.

- Coldstream Cottage is on a bend in a country lane with road vision obscured in both a west and easterly direction.
- There is provision for windows in the roof of the proposed new construction representing a possible loss of privacy and noise to properties on the eastern side.

6.0 CONSULTATIONS

6.01 Ospringe Parish Council raises objection to this proposal; their comments are summarised below:

- Overly large extension of a characterful cottage, which will increase the property size from 3 to 5 bedrooms.
- Two-storey extension is completely out of character with the existing cottage and is intrusive and inappropriate to its location.
- Its height means it may have a deleterious effect on the property on its north eastern boundary in terms of light obstruction and privacy.
- The proposals offer no additional car parking for the property despite making it clear that the works are required to accommodate visitors from elsewhere. Parking issues on this part of Eastling Road are already an issue.

6.02 English Heritage has said that the application(s) should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

7.0 APPRAISAL

7.01 In my view the main considerations in this case concern the impact that the scale and design of the proposed garage/extension would have upon the special architectural interest of the listed building, on the conservation area, and on the character of the countryside. The council has a statutory duty to have special regard to the desirability of preserving the listed building, its setting and any features of interest which are present. It has a similar duty with regard to the conservation area.

7.02 Paragraph 132 of the NPPF states that *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and*

II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

- 7.03 I initially had some concerns over certain detailed design matters, and considered that amendments relating to dormer windows, fenestration and eaves treatments were necessary to make the proposals acceptable.
- 7.04 The applicant was provided with the opportunity to submit amendments to the scheme, they were forthcoming and my concerns have been addressed. On receiving the amendments the Parish Council was reconsulted. The Parish Council responded stating that they believe that their concerns have not been addressed with this revised submission.
- 7.05 Previously, planning permission and listed building consent were granted in September 2004 (SW/04/0995 & 0996) for the demolition of the detached garage and workshop to the rear and its replacement with a link attached garage connected to the main house. The approved plans although now out of date, are for a long, barn style development in the location of the existing garage, tight to the boundary to the east with a wide frontage to the road.
- 7.06 This current application is a very similar proposal and in my opinion is an improved design. The current application is a narrower, taller form, with a shallow pitched roof, which more closely matches the form and proportions of the existing house and reflects the appearance of a traditional coach house.
- 7.07 When considering the objections from the Parish Council and local representations I believe that the current proposal, like the previously approved now outdated applications, includes the provision of a garage as indicated on the proposed ground floor plan. There is also a driveway to the front of the garage. I consider this adequate provision for parking at this property.
- 7.08 I consider the proposed extension to be sensitive and that will enhance the listed building, its setting, and the wider conservation area, with removal of the current concrete garage being a benefit. The proposal remains subservient to the main house in scale and character and replacing the unattractive concrete garage is a positive contribution to the area which will enhance the character and appearance of the listed building.
- 7.09 The location of the new building although close to the boundary is located next to the neighbouring garage. I do not consider the proposal to be in a close proximity to the neighbouring dwelling and therefore consider the impact on natural light to be acceptable. The proposed north east elevation is a blank elevation of matching brickwork and weatherboarding. The two conservation style roof lights are illustrated at a reasonable scale, following a traditional pattern in keeping with the traditional design of the proposal. I do not consider them to be overly large and furthermore do not believe they represent a possible loss of privacy or noise to the neighbouring property.

- 7.10 Part of the tree boundary may require removal however there are no TPOs on site and I do not consider the loss of vegetation, including small trees, resulting this proposal to be significant.

8.0 CONCLUSION

- 8.01 I am of the view that these proposals are for an attractive and well thought out extension. I consider that they will preserve the special architectural interest of the listed building. The proposals create a modest extension that would be in line with policy guidance, specifically policies E6 and RC4 both of which restrict immodest development in the rural areas. Further to the policies outlined in the NPPF, policy E14 of the Local Plan clearly states that any proposals affecting a listed building are required to preserve the special architectural or historic interest of the building. The scale and design of the extension is considered to be modest in relation to the main house, and will be seen as an ancillary building in keeping with the existing dwelling. I also consider that the additional elements of the proposals preserve the special interest of the listed building. Therefore, I recommend that planning permission and listed building consent are granted.

- 9.0 RECOMMENDATION – GRANT** Subject to the following conditions:

CONDITIONS - 14/500804/FULL

- (1) The development to which this permission relates must be begun no later than the expiration of three years beginning with the date on which the permission is granted.

Grounds: In pursuance of Section 91 of the Town and Country Planning Act 1990 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 approved plans and specifications.

Grounds: In the interest of the special architectural or historic interest of the listed building.

- (3) Prior to the commencement of development, details in the form of samples of external finishing materials to be used in the construction of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority, and works shall be implemented in accordance with the approved details.

Grounds: In the interest of the special architectural or historic interest of the listed building.

- (4) Detailed drawings at a suggested scale of 1:10 and 1:2 or 1:1 of all new external and internal joinery work and fittings together with sections through glazing bars, frames and mouldings shall be submitted to and approved by the

Local Planning Authority before any development takes place. The development shall be carried out in accordance with the approved details.

Grounds: In the interest of the special architectural or historic interest of the listed building.

- (5) No development shall take place until constructional details at a suggested scale of 1:5 of the eaves, ridges and hips have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Grounds: In the interest of the special architectural or historic interest of the listed building.

- (6) Before the development hereby permitted is commenced cross and longitudinal sections with constructional details are required of the side link to the main building at a suggested scale of 1:20. These details shall be submitted to and approved in writing by the Local Planning Authority before any development takes place. The development shall be carried out in accordance with the approved details.

Grounds: In the interest of the special architectural or historic interest of the listed building.

- (7) Before the development hereby permitted is commenced details of the parapet across the side flat roofed link to a scale of 1:10 shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Grounds: In the interest of the special architectural or historic interest of the listed building.

- (8) Prior to the commencement of development full specification details of the conservation roof lights indicated on the submitted drawing number CCO/14/04-B shall be submitted to and approved in writing by the Local Planning Authority before any development takes place. The development shall be carried out in accordance with the approved details.

Grounds: In the interest of the special architectural or historic interest of the listed building.

- (9) All rainwater goods to be used as part of the development hereby permitted shall be of cast iron unless otherwise agreed in writing by the Local Planning Authority.

Ground: In the interest of the special architectural or historic interest of the listed.

Council's approach to the application

The Council recognises the advice in paragraphs 186 and 187 of the National Planning Policy Framework (NPPF) and seeks to work with applicants in a positive and proactive manner by offering a pre-application advice service; having a duty planner service; and seeking to find solutions to any obstacles to approval of applications having due regard to the responses to consultation, where it can reasonably be expected that amendments to an application will result in an approval without resulting in a significant change to the nature of the application and the application can then be amended and determined in accordance with statutory timescales.

In this case the applicant was provided the opportunity to submit amendments to the scheme/ address issues.

CONDITIONS - 14/500808/LBC

- (1) The works to which this consent relates must be begun not later than the expiration of three years beginning with the date on which this consent is granted.

Grounds: In pursuance of Section 18 of the Listed Building 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 approved plans and specifications.

Grounds: In the interest of the special architectural or historic interest of the listed building.

- (3) Prior to the commencement of development, details in the form of samples of external finishing materials to be used in the construction of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority, and works shall be implemented in accordance with the approved details.

Grounds: In the interest of the special architectural or historic interest of the listed building.

- (4) Detailed drawings at a suggested scale of 1:10 and 1:2 or 1:1 of all new external and internal joinery work and fittings together with sections through glazing bars, frames and mouldings shall be submitted to and approved by the Local Planning Authority before any development takes place. The development shall be carried out in accordance with the approved details.

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- (5) No development shall take place until constructional details at a suggested scale of 1:5 of the eaves, ridges and hips have been submitted to and

approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Grounds: In the interest of the special architectural or historic interest of the listed building.

- (6) Before the development hereby permitted is commenced cross and longitudinal sections with constructional details are required of the side link to the main building at a suggested scale of 1:20. These details shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Grounds: In the interest of the special architectural or historic interest of the listed building.

- (7) Before the development hereby permitted is commenced details of the parapet across the side flat roofed link to a scale of 1:10 shall be submitted to and approved in writing by the Local Planning Authority before any development takes place. The development shall be carried out in accordance with the approved details.

Grounds: In the interest of the special architectural or historic interest of the listed building.

- (8) Prior to the commencement of development full specification details of the conservation roof lights indicated on the submitted drawing number CCO/14/04-B shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Grounds: In the interest of the special architectural or historic interest of the listed building.

- (9) All rainwater goods to be used as part of the development hereby permitted shall be of cast iron unless otherwise agreed in writing by the Local Planning Authority.

Ground: In the interest of the special architectural or historic interest of the listed.

BACKGROUND PAPERS

- 1) Application Papers and Correspondence for Application 14/500804/FULL
- 2) Application Papers and Correspondence for Application 14/500808/LBC
- 3) Application Papers and Correspondence for Application SW/04/0995
- 4) Application Papers and Correspondence for Application SW/04/0996

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.