

2.3 REFERENCE NO - 21/500896/FULL		
APPLICATION PROPOSAL Erection of two storey side extension and loft conversion with pitched dormer windows to front and rear elevations (Resubmission of 20/506049/FULL) as amended by drawings received 26 th March 2021.		
ADDRESS Zandweg Mutton Lane Ospringe Faversham Kent ME13 8UH		
RECOMMENDATION - Grant		
REASON FOR REFERRAL TO COMMITTEE Town Council and Parish Council Objection		
WARD Watling	PARISH/TOWN COUNCIL Faversham Town	APPLICANT Ms Phoebe Hensman AGENT JAT-Surv Ltd
DECISION DUE DATE 15/04/21		PUBLICITY EXPIRY DATE 12/04/21

Relevant Planning History

20/506049/FULL

Erection of two storey side extension and loft conversion with pitched dormer windows to front and rear elevations

Refused Decision Date: 16.02.2021

1. DESCRIPTION OF SITE

- 1.1 Zandweg is a two bedroom semi-detached bungalow within the Local Plan defined built-up area boundary. It is set well back from the highway in a secluded spot amongst similar bungalows, some already with front dormer windows. These bungalows lie adjacent to the Faversham – Ospringe conservation area, an area which includes several nearby listed buildings, although these are set some way from this property. The site is close to the boundary of Ospringe Parish Council.
- 1.2 The property has a prominently located detached single garage with a driveway in front large enough to accommodate one car, and there is an area of loose hard surfacing beside the driveway which sits behind a low wall that spans across the site frontage. There is a generous amenity space to the front with a paved driveway, leading to a private amenity at the rear.
- 1.3 In February, an application for an extension and for very wide largely flat roofed dormers to the front and rear roofslopes of the bungalow was refused under delegated powers.

2. PROPOSAL

- 2.1 The current application (in its amended form) seeks planning permission for a small side extension beside the front half of the property to accommodate a new staircase serving a loft conversion, along with the installation of two pitched roof dormers to

each of the front and rear elevations. This amendment reduces the number of dormers to four, instead of the six dormers as the application was initially presented with.

- 2.2 The side extension would project approximately 1.9m off the side elevation, with its overall height in line with the existing ridgeline of the property. The alterations would result in two bedrooms and a further bathroom at first floor level, providing a total of three bedrooms for this bungalow.
- 2.3 The amended drawings also show that the loose hard surfaced area to the front of the property can be used as car parking.

3. PLANNING CONSTRAINTS

None

4. POLICY AND CONSIDERATIONS

- 4.1 Bearing Fruits 2031: The Swale Borough Local Plan 2017 policies:

CP4: Requiring a good design
DM14: General development criteria
DM16: Alterations and extensions
DM32: Development involving listed buildings
DM33: Development affecting a conservation area

- 4.2 The Council's Supplementary Planning Guidance (SPG): Designing an Extension – A guide for householders, at paragraph 5.5 (as referred to in the preamble to policy DM16) states:

'Dormers should be in proportion with the roof and only as large as necessary to allow light in the roof space. As a guide the former should be no deeper than half the depth of the roof slope and have square proportions or a vertical emphasis. They should normally have pitched roofs with tiles to match the main roof. Suitably designed dormer windows are preferred to rooflights in Conservation Areas and Area of outstanding Natural Beauty. In general, a number of small dormers preferred to one large one and dormers that are higher than the ridge are almost never acceptable.'

5. CONSULTATIONS

- 5.1 Faversham Town Council objects to the application as follows::

- 1) *The design is an improvement on the previous application, but still not aesthetically pleasing.*
- 2) *The Town Councils previous comments concerning scale compared with neighbouring properties, overdevelopment of area, and parking concerns stand.*

The previous comments referred to here were:

Recommendation: Objection

Reasons:

- 1) *The proposal would increase the size of the property to a four bedroom house, which would be out of scale for the area and the surrounding properties.*
- 2) *It was considered the proposal would be over development, and change the nature of the area from rural to urban.*
- 3) *Mutton Lane is well used, including vehicles accessing the pallet company and parents of Ospringle School, as well as pedestrians. It was considered additional parked cars on the narrow stretch as a result of increased residency in the property could be problematic.*

NOTE: The previous application did show four bedrooms, whereas the current application shows three. The earlier application did not indicate the availability of parking on the loose hard surfacing.

When amended drawings were received reducing the number of dormer windows and clarifying the parking arrangements, the Town Council and Ospringle Parish Council were reconsulted, but no further comments have been received from the Town Council.

- 5.2 Ospringle Parish Council initially found the new design to be an improvement, but raised concerns about the significant size of the habitable floor area, and considered the proposals to be out of balance with the adjoining semi detached property. They added that *“If the application were to be permitted then we feel that it would place significant pressure on parking as there is no provision for extra parking in the proposal”*.
- 5.3 The Parish Council has responded to the amended drawings as follows:

At our parish council meeting on 7th April 2021 we considered the above application and we comment as follows: we feel the amended plans are an improvement on the previous ones submitted. We note the additional car parking space which goes towards addressing our previous concern.

6. APPRAISAL

- 6.1 The site is situated within the Local Plan defined built up area boundary of Ospringle, in which the principle of extending a property is acceptable subject to other relevant policy considerations and local amenity impacts. The frontage of the property is adjacent to the conservation area, and the impact here will be a material planning consideration.
- 6.2 The proposed two storey side extension is approximately 0.85m off the neighbouring rear boundary of no.55 Water Lane as its closest. However, due to the gap between the dwellings, and as the extension is at the far end of the garden on no.55 and behind their garage, I am of the opinion that there would be no significant impact on neighbouring amenities in terms of overshadowing.
- 6.3 The streetscene contains dwellings of a similar style. Paragraph 5.4 of the Council's SPG entitled *‘Designing an Extension – A Guide for Householders’* states that *dormers can have a serious impact on the street and should therefore be in*

proportion to the roof, preferably with pitched roofs to match the dwelling.’ In this instance the roof of the existing property is quite high, and the proposed front and rear dormer windows are of an appropriate design and scale within roof slope, and would comply with the advice given in the Supplementary Planning Guidance.

- 6.4 I accept that when this revised application was first submitted the idea of having three dormers to both roofslopes on this modest bungalow was not something I could support; nor was the available parking provision shown very clearly. Nevertheless, the dormers are, in themselves, well designed, and the applicant has been prepared to reduce their number to two on each façade. At the rear this is far preferable to the alternative of a flat roofed box dormer that could be erected as Permitted Development, and at the front it is in itself an unremarkable alteration. Parking provision is now shown to be adequate for the additional accommodation.
- 6.5 The site lies within the urban area and, on issues being raised in relation to extra bedrooms and parking, I see no objection to the use of the roofspace for additional accommodation per se, and the property has scope for providing adequate parking.

7. CONCLUSION

- 7.1 Having taken all the above into account, I consider that the dormers have now been appropriately designed in terms of proportion and scale and are acceptable. The extension and the front and rear dormers comply with Local Plan policies and the Council’s design guidance, and therefore I recommend planning permission be granted.

8. 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 the approved drawings PL02 Rev D and PL03 Rev B.

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

- (3) The facing materials to be used in the construction of the external surfaces of the proposed works hereby permitted shall match those on the existing building in terms of type, colour and texture and shall not be carried out otherwise than in complete accordance with approved drawings.

Reason: In the interests of residential amenity and proper planning.

- (4) The area in front of the garage, and that area beside Mutton Lane shown shaded on drawing PL03 Rev B, shall both be kept available as car parking space for such use at all times and no permanent development, whether permitted by The Town and Country Planning (General Permitted Development) (England) Order

2015 (as amended) (or any order revoking or re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access thereto; such land and access thereto shall be provided prior to the occupation of the first floor accommodation hereby permitted.

Reason: Development without adequate provision for the parking of cars is likely to lead to car parking inconvenient to other road users.

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.

