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3.3 REFERENCE NO - 21/500414/FULL		
APPLICATION PROPOSAL Erection of part single, part two storey rear extension with internal alterations.		
ADDRESS 21 Bobbing Hill Bobbing Sittingbourne Kent ME9 8NY		
RECOMMENDATION Refuse		
REASON FOR REFERRAL TO COMMITTEE Called in by Cllr Woodford		
WARD Bobbing, Iwade And Lower Halstow	PARISH/TOWN COUNCIL Bobbing	APPLICANT Cassie Burton AGENT APX Architecture LTD
DECISION DUE DATE 25/03/21	PUBLICITY EXPIRY DATE 10/03/21	

Planning History

None.

1. DESCRIPTION OF SITE

- 1.1 The application site consists of a two storey semi detached house located outside of any Local Plan defined built up area boundary. The property is set back from the highway and has a paved driveway to the front and private amenity space to the rear. There are two large outbuildings located in the rear garden.
- 1.2 The immediate streetscene to the north and south is characterised by pairs of semi detached and detached properties which are slightly staggered along Bobbing Hill. To the west of the site lies open countryside and to the east lies a detached dwelling.

2. PROPOSAL

- 2.1 This application seeks planning permission for the erection of a part single storey, part two storey rear extension.
- 2.2 The single storey part would have a depth of 4m, a width of 2.1m, and a height of 2.7m. The two storey part would have a depth of 4m, a width of 3.8m, an eaves height of 4.8m and a ridge height of 6.4m.
- 2.3 An additional ground floor window is also proposed to the north elevation of the existing dwelling. The materials to be used would match those on the existing property.

3. PLANNING CONSTRAINTS

- 3.1 None.

4. POLICY AND CONSIDERATIONS

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- 4.1 The National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG).
- 4.2 Development Plan: Bearing Fruits 2031: The Swale Borough Local Plan 2017 policies CP4, DM7, DM11, DM14 and DM16.
- 4.3 Supplementary Planning Guidance (SPG) entitled “Designing an Extension – A Guide for Householders”. This contains the following advice regarding rear extensions:

5.7 For single storey rear extensions close to your neighbour’s common boundary, the Borough Council considers that a maximum projection of 3.0m will be allowed. A first floor extension should not exceed 1.8m (with two storey rear extensions the potential impact can be even greater). Leaving a gap to the boundary with your neighbour may offset this requirement slightly depending on the distance allowed.

5.8 If your neighbour’s house projects rearward of yours or already has an extension on the back, then the Borough Council may allow a rear extension to the distance of the adjacent property or extension provided the extension remains in scale and character with your property. However, if your house is set back from your neighbour’s, your ability to extend to the rear will be limited.

5.9 On well spaced detached properties or where an extension is to be built away from the boundary a larger extension may be acceptable.

5. LOCAL REPRESENTATIONS

- 5.1 One comment of support was received from a neighbouring resident stating that they also wish to extend in a similar way and would ideally undertake construction of both extensions simultaneously. They also make comparisons between the extension proposed and one on no.27 Bobbing Hill.
- 5.2 Cllr Woodford called the application into committee.

6. CONSULTATIONS

- 6.1 Bobbing Parish Council makes no comments.

7. BACKGROUND PAPERS AND PLANS

- 7.1 Application papers and drawings referring to application reference 21/500414/FULL.

8. APPRAISAL

Principle of Development

- 8.1 The site lies outside of any built up area boundary and therefore within the designated countryside where policies of rural restraint typically apply.
- 8.2 Policy DM11 and the SPG both deal specifically with extensions to dwellings in the countryside and set out that they should be modest, including taking into account any

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previous additions and should be of an appropriate scale, mass and appearance in relation to the location. I calculate that the proposed extensions amounts to 45% over the original floorspace of the dwelling. The adopted Supplementary Planning Guidance states that a 60% additional floorspace should be the maximum that is considered when extending rural dwellings. In this instance the 60% limit is not exceeded and therefore the extension is principle acceptable.

Visual Impact

- 8.3 The proposed two storey extension would be situated to the rear of the property and as such would not be visible from public viewpoints and there would not be any adverse impact on the existing streetscene. The materials proposed would match the existing dwelling and the two storey extension would have a pitched roof which would be stepped down from the ridge height of the main dwelling which I believe reduces the visual impact of the extension.
- 8.4 The single storey extension would also be contained to the rear and whilst it would be constructed with a flat roof it would not be visible from public viewpoints and I do not consider this would cause harm to the character and appearance of the area.

Residential Amenity

- 8.5 The single storey extension would extend to the rear of the dwelling by 4m and would be located right on the shared boundary with attached neighbour no.19 Bobbing Hill. The SPG states that single storey extensions should project a maximum of 3m to the rear of the dwelling to maintain a good standard of residential amenity and prevent a harmful sense of enclosure or overbearing impact from being experienced by neighbouring residents. In this instance, it is considered the depth and placing of the extension causes harm to residential amenity.
- 8.6 The two storey extension would extend to the rear of the dwelling by 4m which is well in excess of the SPG which states 1.8m should be the maximum rearwards projection at two storeys. The two storey extension would be set off the boundary with attached neighbour no.19 by 1.7m which is not considered sufficient to offset the harmful overbearing impact caused by this projection. The existing dwelling is already set further rearwards of the neighbouring property to the north of the site, no.23, and this additional projection would lead to a roughly 6.5m projection past the rear elevation of no.23 at two storey height. Whilst there is a distance of roughly 3.1m between the two dwellings and it is noted that no.23 has an existing single storey rear extension it is not considered that this would offset the overbearing impact of the extension and it would therefore have an unacceptable impact on residential amenity.
- 8.7 It should be noted that the agent was advised to reduce the depth of both extensions by 1m which would make the single storey extension compliant with the SPG and would also make the two storey extension less overbearing on both no.19 and no.23 however the applicant did not wish to amend the plans.

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- 8.8 Open countryside is situated to the rear of the property and as such there would be no significant potential for harmful overlooking here.

Highways and Parking

- 8.9 The extensions would not alter the parking on the site, which can easily accommodate two cars, or increase the number of bedrooms at the site and therefore I consider the existing parking arrangement acceptable.

9. CONCLUSION

- 9.1 The development is contrary to the SPG and I am firmly of the view that the development proposed will have an unacceptable impact on residential amenity and recommend planning permission is refused.

- 10. RECOMMENDATION REFUSE** for the following reasons:

REASON

- (1)The proposed rear extensions, by virtue of their excessive depth and positioning would amount to oppressive and overbearing structures that would give rise to a loss of outlook and overshadowing and would therefore have an adverse impact on the residential amenity of the occupiers of no.19 and no.23 Bobbing Hill. The proposal would be contrary to policies CP4, DM14 and DM16 of "Bearing Fruits 2031: The Swale Borough Local Plan 2017" and the Council's adopted 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.

