

PLANNING COMMITTEE – 19 AUGUST 2021**DEFERRED ITEM**

Report of the Head of Planning

DEFERRED ITEMS

Reports shown in previous Minutes as being deferred from that Meeting

DEF ITEM 1 REFERENCE NO - 21/502251/FULL			
APPLICATION PROPOSAL Erection of a first floor rear extension, single storey side link extension to existing garage, and a detached garage. Conversion of existing garage to habitable space, including insertion of flat roof side dormer.			
ADDRESS Sycamore Lodge Newhouse Lane Sheldwich Faversham Kent ME13 9QR			
RECOMMENDATION – Grant subject to conditions			
REASON FOR REFERRAL TO COMMITTEE Deferred from last meeting for design and heritage impacts review			
WARD Boughton Courtenay	And	PARISH/TOWN Sheldwich	COUNCIL APPLICANT Mr Tom Wilson AGENT Edgington Architectural Services Ltd
DECISION DUE DATE 23/06/21		PUBLICITY EXPIRY DATE 03/06/21	

1. INTRODUCTION

1.1 This application was reported to last month's Committee as item 2.1. The application was deferred for further design and heritage review. The original report can be found as an appendix to this item.

2. PROPOSAL

2.1 Having reviewed the application I have concluded that the proposals are not likely to impact adversely on the settings or importance of the nearby listed buildings, but I have made the following suggestions to the applicant for minor changes to the proposals:

- Fewer windows in the front elevation of the new link extension
- Setting the link extension back a little from the front of the property
- The use of timber windows on the front elevation of the new link extension and garage conversion, to compliment those on the front of the main house
- Additional tree planting along the northern site boundary to help soften the impact of the new garage in wider views from the public footpath which runs to the north, via the imposition of a planning condition

The applicant has agreed to all these suggestions and has submitted amended drawings.

3. BACKGROUND PAPERS AND PLANS

3.1 Application papers and drawings referring to application reference 20/502251/FULL.

4. APPRAISAL

4.1 The scheme is still very similar to that presented to Members at the last meeting, with the exception of the matters mentioned above at paragraph 2.1. My recommendation is still for approval. However, at the last meeting a number of local concerns were raised and, having discussed them with the applicant, I can comment as follows:

Scale of accommodation proposed.

4.2 Members will be aware that the Council's Supplementary Planning Guidance advises that the Council will not normally approve an extension to a dwelling in a rural area if it results in an increase of more than 60% of the property's original floorspace. As these floorspace figure calculations have never included that within outbuildings, my figures here do not include the new garage now proposed.

- The property had a floorspace of 160sq m in 1995, prior to the minor works and the double garage approved then. This might be increased to 256sq m by a policy compliant 60% extension. The total now being proposed, including that added in 1995, and the new link extension now proposed, and the proposed conversion of the 1995 approved garage to habitable accommodation, is 254sq m. In other words, the overall enlargement of the property now proposed remains within the Council's normal policy guidelines.

4.3 Accordingly, I see no reason to oppose the current proposals on a rural extension policy basis.

Recent removal of trees

4.4 The applicant has confirmed that he has recently removed two trees from his property. However, none were removed due to the proposed extension or new garage, and none would need to be removed to carry out the current proposals. He wishes to retain the frontage hedgerows and is agreeable to additional planting along the site's northern boundary to soften long views of the proposed garage. I have recommended additional conditions to secure this planting.

Use of UPVC windows

4.5 The house has wooden windows to the front but all other windows are UPVC, as approved in 1995. The applicant has now agreed to the use of timber windows on the front elevations of the new link and garage conversion.

Use of extended garden area

4.6 The boundaries of this property were significantly enlarged by the previous owners who purchased adjoining agricultural land to extend their ownership. I understand that these owners were keen gardeners, and aerial photography evidence suggest that the management of the additional land has been similar to that of the main garden for over 10

years; enough to suggest that the land has been used a garden rather than simply kept as a field. The land includes a compost heap, greenhouse (since removed by current applicant), and planting beds, and is laid to lawn. The current applicant has a hot tub, football goals and garden furniture on the extended garden area. All the evidence suggests that although this change of use to garden land did not receive planning permission, it occurred well in excess of 10 years ago, and that such use would now be lawful. This matter should not affect the Council's decision now.

- 4.7 A mention was made that the extended garden land, where the new garage is proposed, is up to one metre higher than the original garden area. My own observations indicate that parts of the extended land may be very slightly higher than the original garden area, but that the difference is minimal, and that the topography here is generally flat. I do not believe that the new garage will be perceived as sitting on higher land.

Amount of people living at the property

- 4.8 Local representations have suggested that the number of people living at the property has recently increased from two to six, and that the extension may result in additional traffic. The applicant has confirmed that he lives there with two primary school age children, neither of which is likely to be able to drive for several years.

Running a business from the property

- 4.9 The applicant has confirmed to me that he is involved in a plumbing business and does bring his work van home. However, the business has an established headquarters on an industrial estate near Canterbury. He does not work from his home, nor does he keep parts or equipment for his business there. No staff attend the property, and he does not do office work for the business here, as this is all done at the business premises.

5.0 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 approved shall be carried out in accordance with the approved drawings 20/18/09A, 20/18/10A, 20/18/11A, 20/18/12A, 20/18/13A, 20/18/14A and 20/18/15B, including the facing materials specified thereon.

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

- (3) The garage/outbuilding hereby permitted shall be used only for uses ordinarily incidental to the enjoyment of the occupiers of the dwelling house.

Reason: As its use for any other purpose would be contrary to the provisions of the development plan for the area.

- (4) No work on construction of the new garage/outbuilding hereby approved shall take place until details of proposed landscape planting along the northern boundary of the property have been submitted to and approved in writing by the Local Planning Authority. These details shall include native species boundary hedging or tree planting and shall include planting schedules of plants, noting species, plant sizes and numbers where appropriate, and an implementation programme.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

- (5) All approved landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the first use of the new garage/outbuilding unless in accordance with an alternative programme approved in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

- (6) Upon completion of the approved landscaping scheme, any trees or shrubs that are removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees or shrubs of such size and species as may be agreed in writing with the Local Planning Authority, and within whatever planting season is agreed.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

The Council's approach to the application

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF) 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.

