

2.3 REFERENCE NO - 21/503353/FULL			
APPLICATION PROPOSAL Proposed first floor extension with two front dormers and rear Juliet balcony.			
ADDRESS 12 Kingsborough Drive Eastchurch Sheerness Kent ME12 4DN			
RECOMMENDATION - Grant subject to conditions			
REASON FOR REFERRAL TO COMMITTEE Parish Council objection			
WARD Sheppey East	PARISH/TOWN Eastchurch	COUNCIL	APPLICANT Mr & Mrs Henstock AGENT Woodstock Associates
DECISION DUE DATE 18/08/21		PUBLICITY EXPIRY DATE 29/07/21	

Relevant Planning History

None.

MAIN REPORT**1.0 DESCRIPTION OF SITE**

- 1.01 The application property is a detached four-bedroom house with a double garage. The garage is linked to the house by a single storey bay.
- 1.02 The house is set at the end of a cul-de-sac, a branch of Kingsborough Drive. Kingsborough Drive is part of a sizeable area of relatively new residential development near Kingsborough Farm. The residential development is to the west of the settlement of Eastchurch and to the east of Minster. In general terms the residential development is bounded by the B2231 to the south and Plough Road to the north.
- 1.03 To the east of the application property is the rear garden of a house at 6 Carey Close. To the south is 10 Kingsborough Close and 14 Kingsborough Close is to the west. The rear boundary of the application property is adjacent to Plough Road, to the north.

2.0 PROPOSAL

- 2.01 The proposal is essentially to add a first floor above the garage and above the single storey element of the house which links the main body of the house with the garage. The first-floor extension would have two dormer windows on the west elevation set above the garage doors, and a Juliet balcony and a window on the north elevation facing into the garden of the application site.
- 2.02 The footprint of the built form would be unchanged.
- 2.03 The external walls of the extension would have a finish of hanging tiles matching those of a front gable to the house. The roof of the extension would be tiled to match existing roofing tiles.

2.04 Above the garage the proposal would create a very large bedroom with bathroom en-suite. Above the linking single-storey bay the proposal would create a dressing area. The house would remain a four-bedroom property; an existing bedroom would be altered to form access to the proposed dressing area and become a laundry room measuring some 3.3m by 2.0m.

3.0 PLANNING CONSTRAINTS

Within built confines as defined by Proposals Map of the Local Plan.

4.0 POLICY AND OTHER CONSIDERATIONS

4.1 Bearing Fruits 2031: The Swale Borough Local Plan 2017

Policy ST1 - Delivering Sustainable Development in Swale
 Policy CP4 - Requiring Good Design
 Policy DM14 - General Development Criteria
 Policy DM16 - Alterations and Extensions

4.2 The National Planning Policy Framework (NPPF)

4.3 Supplementary Planning Documents:
 “Designing an Extension” A guide for householders

5.0 LOCAL REPRESENTATIONS

	COMMENTS RECEIVED	OFFICER RESPONSE
Parish Council	The Planning Committee of Eastchurch Parish Council objects to this application. The creation of an upper level over the garage will be detrimental to the visual impact of the street scene. The height of the room will impact on the privacy of the adjoining rear garden.	Visual impact and affect to privacy of neighbours are considered below.
Residential Objections Number received: 1	<ul style="list-style-type: none"> - The building will overshadow my garden and property losing evening sunshine. - The back window will remove privacy I have within my garden. - Light pollution risk from down lighters if installed in the soffits of the roof at the back of the building which will ruin my enjoyment of the night sky. The light pollution is the biggest concern I have about this application. 	Impact to neighbours is considered below.
Residential Support Number received: 1	<ul style="list-style-type: none"> - Can't see there being any issues with the development of the garage extension. All good from my point of view 	

6.0 CONSULTATIONS

6.01 Not applicable.

7.0 BACKGROUND PAPERS AND PLANS

7.1 Application papers and drawings referring to application 21/503353/FULL.

8.0 APPRAISAL

Principle of Development

8.01 The site is located within the built confines as defined in the Local Plan where extensions to properties are acceptable in principle, subject to detailed design and impact considerations.

Visual Impact

8.02 The NPPF refers to how achieving sustainable development involves an environmental role. This environmental objective involves protecting the built environment.

8.03 Policy ST1 requires development proposals to achieve good design through reflecting the best of an area's defining characteristics.

8.04 Policy CP4 requires all proposals to be of a high quality of design appropriate to its surroundings. The policy requires, at point 8, design appropriate to the context in respect of materials, height, and massing.

8.05 Policy DM14 requires development proposals to accord with adopted Supplementary Planning Documents and Guidance; reflect the positive characteristics and features of the site and locality; and be both well sited and of a scale, design, appearance, and detail that is sympathetic and appropriate to the location.

8.06 Policy DM16 states that planning permission will be granted for extensions provided they are of an appropriate design and quality which responds positively to the style and character of the building being extended and maintain or enhance (where applicable) the character of the street scene.

8.07 SPG Supplementary Planning Guidance (SPG) titled "Designing an Extension" refers, at 3.0, to how the Council is concerned with the appearance of the extension in relation to the house itself and to the local area. It is stated that extensions should respect or reflect the character and appearance of the existing building.

8.08 The roof to the first-floor extension above the garage would have a pyramidal form and have a maximum height of 7.5m. The roof to the first-floor extension above the linking element would have a maximum height of 6.5m. The roof to the house as existing has a maximum height of 7.7m. The garage and linking element splay out from a front corner of the house and this arrangement would follow for the extension. Given this and the lower height to the proposed roof above the linking element, it is considered that the proposal would appear subservient to the main house.

8.09 The proposal would be seen in the street scene in the context of a two-storey house with gables on the plot to the south, at 10 Kingsborough Drive. Notwithstanding the comment of the Parish Council, it is considered that the proposal would have an

acceptable appearance in the street scene. A gap of 2 metres would be maintained to the side boundary in accordance with the Council's SPG.

- 8.10 Glimpses of the rear elevation can be seen from Plough Road, which is beyond the rear boundary of the property. However, due to a combination of Plough Road being at a lower level, partial screening by trees and a screen fence and the depth of the rear garden (some 20m), the rear elevation of the house can barely be seen from Plough Road.

Residential Amenity

- 8.11 The occupier of 6 Carey Close has raised concerns regarding light pollution, loss of privacy, and overshadowing.
- 8.12 A comment from a neighbour refers to down lighters in the soffits. However, no reference to external lighting can be found in the application documentation, and such works would not normally fall under planning control. Given the setting of the site within a housing estate, I do not consider lighting to be a significant planning concern.
- 8.13 The window on the rear elevation and the Juliet balcony would face toward the north and would not directly overlook any neighbouring properties.. The rear garden of 6 Carey Close is to the east. Although the very rearmost part of the rear garden of 6 Carey Close may be visible from the proposed windows this view would be essentially the same as that from existing first floor windows to the application property. The Juliet balcony and even more so the proposed rear window would be set further to the north than the area immediately behind the rear elevation of 6 Carey Close; there would be no overlooking of the area immediately behind the rear elevation of 6 Carey Close.
- 8.14 No other neighbour would be overlooked by the proposed fenestration to the rear elevation.
- 8.15 The proposed first floor extension and its roof would be orientated to the northwest of the rear elevation of 6 Carey Close. There would be a minimum distance of some 10m between the first-floor extension and the nearest point of the house at 6 Carey Close. It is considered on balance that any loss of indirect light or loss of outlook to the occupiers of 6 Carey Close would not be so great as to reasonably justify refusal of the application.
- 8.16 No other neighbour would lose light or outlook from the proposal.

9.0 CONCLUSION

- 9.01 The extension, though of some significant size, would relate well to the main body of the house and appear subservient.
- 9.02 The proposed rear fenestration would principally look toward Plough Road and not materially overlook any neighbour. There would be no significant loss of amenity to occupiers of any neighbouring property.

10.0 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
 HE/21/119.09, site location plan and block plans
 HE/21/119.01, existing ground floor plan
 HE/21/119.02, existing first floor plan
 HE/21/119.03, existing front and rear elevations
 HE/21/119.04, existing side elevations
 HE/21/119.05, proposed ground floor plan
 HE/21/119.06, proposed first floor plan
 HE/21/119.07, proposed front and rear elevations
 HE/21/119.08, proposed side elevations

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

- (3) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those on the existing house in terms of type, colour and texture.

Reason: In the interests of visual amenity.

- (4) No window or other opening shall be inserted, placed or formed at any time in the east facing first floor wall hereby permitted.

Reason: To prevent the overlooking of adjoining properties and to safeguard the privacy of their occupiers.

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.

The Council's approach to the application

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF) July 2021 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and proactive manner by:

- Offering pre-application advice.
- Where possible, suggesting solutions to secure a successful outcome.
- 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.

