

2.6 REFERENCE NO - 21/501580/FULL		
APPLICATION PROPOSAL First floor extension to incorporate loft conversion.		
ADDRESS Sandycroft Lewson Street Road Norton Sittingbourne Kent ME9 9JN		
RECOMMENDATION - Grant		
REASON FOR REFERRAL TO COMMITTEE Parish Council Objection		
WARD Teynham And Lynsted	PARISH/TOWN COUNCIL Norton, Buckland And Stone	APPLICANT Mr Ross Anderson AGENT Philip Holley Architects
DECISION DUE DATE 21/05/21	PUBLICITY EXPIRY DATE 23/08/21	

Planning History

20/502531/PNEXT

Prior notification for a proposed single storey rear extension which: A) Extends by 6 metres beyond the rear wall of the original dwelling. B) Has a maximum height of 3 metres from the natural ground level. C) Has a height of 2.4 metres at the eaves from the natural ground level. Prior Approval Not Required Decision Date: 08.07.2020

1. DESCRIPTION OF SITE

- 1.1 Sandycroft is a detached modern bungalow set within the built confines of Lewson Street but just outside the Lewson Street conservation area. The property benefits from a generous amount of private garden space to the rear and has off road parking to the front. Sandycroft is set amongst a row of bungalows but there is a mix of property styles along the street including bungalows, chalet bungalows and two storey homes.
- 1.2 The property benefits from Prior Approval for a larger homes single storey flat roofed rear extension measuring 6m out from the original rear elevation. No objections were received from neighbours to that proposal at the time, and therefore the Council's Prior Approval was not required i.e. the Council could not prevent it. The applicant has now started to build this extension which supports the current first floor proposal, and this can be completed irrespective of the Council's decision on the current application

2. PROPOSAL

- 2.1 The current application seeks planning permission for a loft conversion and first floor extension above the permitted ground floor rear extension, the first-floor element measuring approximately 4.2m to the rear which would provide for a total of three bedrooms and a family bathroom on the first floor.
- 2.2 The application originally featured two very wide rear facing dormer windows featuring full height glazed rear doors, but it has been significantly amended since first submitted and the projection of the first-floor extension has been reduced. The large flat roof

dormer windows have been replaced with three small pitched roof dormer windows. Three rooflights are also proposed to the front elevation to provide natural light.

- 2.3 Materials include matching bricks and roof tiles including tile hanging to the dormer windows, and anthracite windows and doors.

3. PLANNING CONSTRAINTS

- 3.1 None

4. POLICY AND CONSIDERATIONS

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

ST3 (Swale settlement strategy)

CP4 (Design)

DM14 (General development criteria)

DM16 (Alterations and extensions)

- 4.2 Supplementary Planning Guidance (SPG): Designing an Extension – A Guide for Householders. Paragraph 5.5 states:

‘Dormers should be in proportion with the roof and only as large as necessary to allow light into the roof space. As a guide the dormer 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.’

- 4.3 Paragraph 5.7 states:

‘For single storey rear extensions close to your neighbour’s common boundary, the Borough Council considers that a maximum projection of 3m will be allowed. A first-floor extension should not exceed 1.8m. Leaving a gap to the boundary with your neighbour may offset this requirement slightly depending on the distance allowed.’

- 4.4 Paragraph 5.9 states:

‘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 Two letters of objection were received when the application was submitted, one from each adjoining property, and these can be summarised as follows:

- Application could deprive light
- The development seems too large to be situated between two bungalows
- Privacy will be lost due to another storey over the existing single storey element under construction
- The size of the windows and doors leads me to worry that a balcony might be installed over the flat roof element
- Visual dominance over adjacent bungalows
- The plot is too narrow

5.2 One further letter of objection was received from a property across the road when amended drawings were received. This can be summarised as follows:

- We did not make comments previously as we failed to make comments within the timescale
- The proposed rooflights would deprive us of privacy that we currently have within our lounge and garden

6. CONSULTATIONS

6.1 Norton, Buckland and Stone Parish Council commented on the original proposal as follows:

- 1) *The Council were concerned at the scale of the extension proposed in relation to the surrounding properties.*
- 2) *The Council feels that the large area of 'picture window', on the first floor will adversely impinge on the amenity and privacy of the neighbouring properties.*

6.2 The Parish Council commented further on the amended drawings as follows:

- a) *The revised window arrangement removes the Council's objection on that count.*
- b) *The Council still has concerns regarding the scale of the extension in relation to the surrounding properties and would request that the Planning Department examine the position on the left-hand side (viewed from the front) of the building, which appears close to the neighbouring bungalow and ensure this will not have a significant detrimental effect on that property.*

7. BACKGROUND PAPERS AND PLANS

7.1 All plans and documents relating to 21/501580/FULL.

8. APPRAISAL

8.1 The application site lies within the Local Plan defined built confines of Lewson Street where extensions and alterations are generally considered acceptable, subject to them being of a high standard of design, sitting comfortably within the street scene, and not giving rise to any serious amenity concerns. The main issues are design and impact on neighbours.

8.2 When it was first submitted, this application proposed a largely flat roofed extension with ungainly and unattractive wide flat roofed dormers with over-scaled glazing at first floor level to the rear. I shared the original design concerns of the Parish Council and sought amendments, which the parish was re-consulted upon. The dormer windows to the rear have also been amended and the drawings now show three small, traditionally designed pitched roof dormers in accordance with the Council's SPG advice, and this has alleviated the initial concerns of the Parish Council. I now see no objection on design grounds.

8.3 The property sits on a large plot and is currently being extended under permitted development rights at ground floor level. The application before the Council now is just

for the first-floor extension over most of this flat roofed area. The key issues here are possible overshadowing and potential overlooking. I have considered these issues in relation to the possible impact on neighbours.

- 8.4 I have noted the concerns from the neighbouring residents and from the Parish Council regarding the scale of the extension. However, the projection of the first-floor rear extension has been considerably reduced since submission. Paragraph 5.0 of the Council's SPG advice makes clear that where properties are detached, allowances for larger extensions can be made. In this respect, the agent has shown on the amended drawings the likely impact the works in terms of an imaginary 45-degree angle drawn from the nearest habitable room windows of the neighbouring properties, and he has brought the proposed first floor extension in line with this. This gives me confidence that the impact on the amenities of neighbours will be acceptable.
- 8.5 The Parish Council draws particular attention to the amenity of the neighbour on the left-hand side of Sandycroft when viewed from the front. There is a gap of just over 2m between the proposed first floor extension and the boundary of this neighbour, and here the neighbour has a garage close to the boundary, not a habitable room. It is also worth noting that the first-floor extension projects by only 1.7m at a height of 5.8m before sloping down to the flat roof single storey element which stands at 2.8m in height. A very similar extension to that proposed here was approved nearby at The Hopfields under application 16/504206/FULL which is located a little to the west in similar circumstances. All proposed windows to the first-floor extension face down the applicant's own garden and I am not concerned about any overlooking issues at the rear.
- 8.6 I acknowledge the local objection regarding the rooflights to the front of the building, but the positioning of the building means the rooflights would principally face out to the field to the rear of this objector rather than their garden, and the rooflights could be installed as Permitted development in any case. As such, I do not believe that the Council should have any concerns regarding loss of privacy from the rooflights.

9. CONCLUSION

- 9.1 Having taken all the above into account, I consider the proposal to be well designed and of an appropriate scale, and I do not consider that they will have any significant impact on the surrounding neighbours

10. 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 approved drawings PHA-PL-005 and PHA-PL-006.

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

- (3) The facing bricks and roofing 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.

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

The Council's approach to the application

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.

