

2.7 REFERENCE NO - 22/500724/FULL		
APPLICATION PROPOSAL Removal of existing conservatory and erection of a single storey rear extension.		
ADDRESS 17 Court Tree Drive Eastchurch Sheerness Kent ME12 4TR		
RECOMMENDATION Grant subject to conditions		
SUMMARY OF REASONS FOR RECOMMENDATION – The proposal is acceptable in visual and amenity terms and accords with the adopted local plan.		
REASON FOR REFERRAL TO COMMITTEE Parish Council Objection		
WARD Sheppey East	PARISH/TOWN COUNCIL Eastchurch	APPLICANT Mr Paul Whitehead AGENT W&M Architects LLP
DECISION DUE DATE 17/05/22	PUBLICITY EXPIRY DATE 14/03/22	
NO RELEVANT PLANNING HISTORY		

1. DESCRIPTION OF SITE

- 1.1 17 Court Tree Drive is a modern two-storey detached house located within the Local Plan defined built-up area boundary of Minster/Eastchurch. The property is set back from the highway with a driveway to the front for the parking of a number of vehicles and a detached garage is positioned to the northern side. It currently has a small rear conservatory extension.
- 1.2 The dwelling forms part of a much larger housing estate 'Kingsborough Farm', comprising generally large housing types and designs.

2. PROPOSAL

- 2.1 Planning permission is sought for the demolition of the existing conservatory and the erection of a single storey rear extension, to incorporate a swimming pool.
- 2.2 The extension would extend across the full width of the main dwelling measuring 13.4m wide, including a marginal overhang of 1.1m beyond the main side wall on the northern side. It would also have a slight lip overhang of 0.25m on the southern side. In total it would extend for a depth of 4.8m into the rear garden. The extension would have a pitched roof set back from the main dwelling by 0.8m with an eaves height of 2.7m reaching to 3.4m at the apex of the roof.
- 2.3 The extension would be finished in matching brick work and tiles with timber windows to match existing.
- 2.4 The application is supported by a Planning Statement that includes the following passages:

The existing site area is 758 sq m and the site footprint for the current house is 144 sq m, leaving an unbuilt site area of 614 sq m. The removal of the conservatory and addition of the proposed extension will result in a net gain of 48 sq m, leaving an unbuilt site area of 566 sq m.

The proposed extension would measure 4.8m in depth and 13.4m in width, 2.7m to the eaves and 3.49m in overall height. The extension would have a pitched, hipped roof and a small linear rooflight at the rear.

The proposed extension will leave a rear garden measuring 12.2m in depth and 20m in width at the widest point.

3. PLANNING CONSTRAINTS

3.1 Potential Archaeological Importance

4. POLICY AND CONSIDERATIONS

4.1 The National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) are relevant in that they generally encourage good design and seek to minimise serious amenity concerns.

4.2 Bearing Fruits 2031: The Swale Borough Local Plan 2017: Policy ST1 Delivering sustainable development in Swale; Policy ST3 The Swale settlement strategy; Policy CP4 Requiring good design; Policy DM7 Vehicle Parking; Policy DM14 General development criteria; DM16 Alterations and extensions, Policy DM19 Sustainable design and construction

4.3 Supplementary Planning Guidance (SPG): “Designing an Extension A Guide for Householders”.

3.4 On houses with pitched roofs it is always best to have a matching pitched roof on the extension with the same type of tiles. All such two-storey extensions should have a pitched roof and front and other prominent single storey extensions are normally better for having pitched roofs.

4.0 On any house, an extension should be well designed to reflect its character. Use of matching bricks, other facing materials, and roof tiles together with appropriate doors and windows is essential if an extension is not to upset the appearance of the house or the area as a whole. Such aspects are of particular importance in specially protected areas and on listed buildings.

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.

6.0 Side windows should be avoided to reduce overlooking and mutual loss of privacy, although high level windows (with an internal sill height of at least 1.65m) may be acceptable. Obscured glazing to the toilet, bathroom and landing windows would overcome the problem. Windows to other ground floor rooms may be accepted if at least 2.4m from the side boundary and a screen fence or wall may be required to protect neighbour's privacy.

5. LOCAL REPRESENTATIONS

5.1 None received

6. CONSULTATIONS

6.1 Eastchurch Parish Council objects to the application, saying that the extension is excessive for the property and there is concern at the loss of a third of the garden space for future use.

7. BACKGROUND PAPERS AND PLANS

7.1 Existing and proposed plans have been submitted.

8. APPRAISAL

Principle of Development

8.1 The site is situated within the Local Plan defined built-up area boundary of Minster/Eastchurch where the principle of residential development is generally accepted subject compliance with the Local Plan, relevant SPG's and any material considerations that may arise as part of this application.

Visual Impact

8.2 The extension would be located entirely at the rear of the house, therefore it would not be visible to the front of the property and as such would not have a detrimental impact on the character and appearance of the street scene. The extension will have a depth of 4.7m but given that this is a large detached dwelling, I consider it to be of an acceptable scale and I am satisfied that it would appear subservient to the main dwelling.

8.3 The extension would have a shallow pitched roof set back from the main house by a small section of flat roof of 0.8m depth. I consider this to be suitable to its setting in design terms.

8.4 Overall, I am satisfied that the single storey extension would integrate successfully with the host dwelling and I do not consider it will cause any harm to visual amenities of the area.

Residential Amenity

8.5 *Potential Impact Upon the residents of 15 Court Tree Drive* – The application site is situated north of No 15 and therefore due to the site orientation there would be limited

impact in terms of loss of light or overshadowing. Although the extension would be 4.8m in depth, it would be set back 2m from the side boundary with a total distance of 5m retained between properties at the closest point, which I consider to be sufficient to maintain acceptable levels of amenity to No 15.

8.6 *Potential Impact Upon 1 Hustings Drive* – The extension would be sited between 4 and 5 metres from the boundary with this property, and would replace an existing conservatory of 4.2m in depth. Although No. 1 is set further forward than the application property, given the single storey nature of the development and the distance to the side boundary, the impact is considered to be acceptable.

8.7 I note that a swimming pool often requires plant and equipment. I consider it would be appropriate to require details of this, together with any necessary mitigation measures to limit noise, as a planning condition.

8.8 I note Eastchurch Parish Council's objection to the reduction in the size of the garden. In this regard, the existing garden area has a length of approximately 16.3m which would be reduced to a length of 11.6m and approx. 18m width. I consider this remains of ample size as outdoor amenity space.

9. CONCLUSION

9.1 On the basis of the above assessment, I take the view that the proposal would not unacceptably harm residential or visual amenities and I therefore recommend that planning permission be granted.

10. RECOMMENDATION - GRANT Subject to the following conditions

CONDITIONS

(1) The development to which this permission relates must be begun no 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 drawing title number(s): Proposed Plans - 1546-P-01 Rev A Site + Roof Plan Proposed; 1546-P-02 Rev A Ground Floor Plan Proposed; 1546-P-03 Rev A First Floor Plan Proposed; 1546-P-04 Rev A Proposed Elevations 1+2; 1546-P-05 Rev A Proposed Elevations 3+4; 1546-P-06 Elevations 5, 6 & 7 and Planning Statement.

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 development hereby permitted shall match those specified on the application form to match the existing building in terms of type, colour and texture.

Reason: In the interests of visual amenity

- (4) No development beyond the construction of foundations shall take place until details of the siting, appearance and technical specification, including the acoustic performance and any noise mitigation measures required, of any mechanical plant or equipment required for the operation of the pool have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to first use of the pool.

Reason: In the interest of residential amenity.

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 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.

