

2.7 REFERENCE NO - 14/505472/FULL			
APPLICATION PROPOSAL Proposed new dwelling.			
ADDRESS 66 Park Drive, Sittingbourne, Kent, ME10 1RD.			
RECOMMENDATION GRANT subject to the comments of the Council's Environmental Health Manager			
SUMMARY OF REASONS FOR RECOMMENDATION The application proposes the erection of a new dwelling within the existing built up area, with road frontage and access, in accordance with adopted local and national planning policy and the Council's own adopted supplementary planning guidance.			
REASON FOR REFERRAL TO COMMITTEE Neighbour objections, called in by Ward Members			
WARD Woodstock	PARISH/TOWN COUNCIL	APPLICANT Mr Neil Diddams AGENT Mr David Tindall	
DECISION DUE DATE 08/01/15	PUBLICITY EXPIRY DATE 5/2/15	OFFICER SITE VISIT DATE December 2014	
RELEVANT PLANNING HISTORY			
App No	Proposal	Decision	Date
SW/87/1280	Two storey rear extension and internal works.	Granted	06.11.87
Permission granted as proposals were in accordance with adopted guidance.			

MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.01 66 Park Drive is a detached house situated within the built up area of Sittingbourne. It is set back from the road with parking to the side, a garage (original and too small for modern use) to the rear, a front garden and a generous rear garden.
- 1.02 The rear garden measures approximately 51m deep x 9.2m wide and backs on to a turning head on Roseleigh Road, adjacent to nos. 34 and 34a – two semi-detached chalet bungalows. The rear half (approximately) of the garden is sectioned off by a low picket fence and appears to have been previously used as an allotment / vegetable patch.
- 1.03 There are a number of mature trees along the side boundaries and adjacent to Roseleigh Road.

2.0 PROPOSAL

- 2.01 This application seeks planning permission for subdivision of the garden and erection of a detached chalet bungalow on the rearmost portion, with vehicle access from Roseleigh Road.
- 2.02 The new plot would measure approximately 31m deep x 9.2m wide, with the proposed chalet bungalow sitting roughly central on the site. It would have a rear garden measuring approximately 10m deep, and front garden / parking area adjacent to Roseleigh Road with access via the existing turning head.

- 2.03 The proposed dwelling will measure approximately 8.2m wide x 13.6m deep (maximum depth including front bay window and rear utility room projection), and stand approximately 7m to the ridge (2.7m to the eaves). External materials specified on the application form include bricks, tile hanging and plain roof tiles.
- 2.04 The new dwelling will provide a living room; kitchen; dining room; WC and integral garage at ground floor, and four bedrooms; a bathroom; and an ensuite shower room within the roof space. The upstairs rooms will be served by roof lights within the side roof slopes.
- 2.05 Two parking spaces will be provided to the front of the property and a third within the integral garage. The frontage parking area includes an area for planting adjacent to the highway, and a horizontally sliding gate across the driveway.

3.0 SUMMARY INFORMATION

	Proposed
Site Area	0.02ha
Approximate Max. Ridge Height	7m
Approximate Max. Eaves Height	2.7m
Approximate Max. Depth	13m
Approximate Max. Width	8.2m
Parking Spaces	3
No. of Residential Units	1

4.0 PLANNING CONSTRAINTS

- 4.01 The site lies within the built up area boundary, as defined by the adopted Swale Borough Local Plan 2008, and the emerging Local Plan; “Bearing Fruits 2031.”

5.0 POLICY AND OTHER CONSIDERATIONS

- 5.01 The National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) are relevant in terms of encouraging sustainable housing development within existing urban areas. They also encourage good design standards and minimising the potential impacts of any development upon the amenity of neighbouring residents.
- 5.02 The adopted Swale Borough Local Plan 2008 echoes a similar sentiment, and policies E1, E19, H2 and T3 in particular encourage the provision of high-quality housing development within sustainable locations, with adequate parking provision, and minimising potential amenity impacts for local residents.
- 5.03 The publication draft of the emerging Local Plan, entitled Bearing Fruits 2031, was agreed by Members at Full Council late last year and, as such, carries some weight in the determination of planning applications. Policies DM14, DM16, DM19 are relevant in this instance.
- 5.04 The Council’s adopted Supplementary Planning Guidance entitled “Designing an Extension” is relevant in that it stipulates that there should be a minimum rear-to-rear separation distance between dwellings of 21m in order to minimise the opportunities for mutual overlooking.

6.0 LOCAL REPRESENTATIONS

- 6.01 Six letters of objection have been submitted by local residents, raising the following summarised concerns:

- Roseleigh Road is not wide enough to cope with additional traffic;
- Additional vehicles may give rise to highway safety concerns and additional parking pressures;
- The application refers to three bedrooms and a study, but the drawings show four bedrooms;
- The design of the proposed dwelling is not in keeping with the surrounding properties;
- The removal of existing trees will be detrimental to the character of the area;
- Inadequate local waste-water drainage;
- Overlooking and loss of privacy for neighbouring residents, particularly to garden areas;
- Loss of light to neighbouring gardens;
- Noise and disturbance;
- Previous applications for similar development within the area have been refused [NB: I have not been able to find any records of previous applications for development of this site, and believe that the objectors are referring to SW/13/1020, which sought permission for erection of 2 detached dwellings on land to the rear of 61 Park Drive – a site which does not benefit from any road frontage.];
- The application refers to the property being for the applicant's retired parents – a four-bed house is overly large for a retired couple; and
- This will create a precedent for similar development at other properties within the area.

A number of the letters state that the applicant is an employee of a national house builder and may be intending to sell the property. This is not a material planning consideration and has no bearing on consideration of this application.

7.0 CONSULTATIONS

- 7.01 Kent Highway Services initially had concerns that the proposed parking was inadequate. Amended drawings have since been received to show two independently accessible parking spaces in addition to the proposed garage, and the proposal now complies with adopted Kent Parking Standards.
- 7.02 Southern Water does not object subject to the inclusion of the informative noted below on any grant of permission.
- 7.03 I am awaiting the comments of the Environmental Health Manager and will update Members at the Meeting.
- 7.04 Both Ward Members (Councillors Alan and Jean Willicombe) have requested that the application be reported to the Planning Committee, commenting as follows:

"I have some concerns over this application, I feel the property would be too large, I also feel it will impinge on the two properties either side of Roseleigh road, although I am sure at least one would be pleased to see the trees go.

On balance I think I would prefer to see it go to committee, and hope they call for a site meeting to give all those concerned equal chances to put their case."

8.0 BACKGROUND PAPERS AND PLANS

- 8.01 The application is supported by existing and proposed block plans, elevations and floor plans.

9.0 APPRAISAL

Principle of Development

- 9.01 The application site lies within the built up area boundary, where local and national policy encourages the provision of new housing, and the principle of development is therefore acceptable.

Visual Impact

- 9.02 The proposed new dwelling is, in my opinion, of an appropriate scale and design and would sit comfortably within the street scene. Both Park Drive and Roseleigh Road feature a mixture of house types and designs – this part of Roseleigh Road in particular comprises a variety of styles of chalet bungalow, with many featuring dormer windows, flat-roofed extensions, or differing ridge heights. A number of two-storey houses are also visible on the nearby corner plots.

Residential Amenity

- 9.03 I note local objections in regard to the potential for overlooking or loss of privacy. However, the proposed development complies with the Council's adopted guidance in terms of minimum separation distances between properties. The adopted SPG requires a minimum rear-to-rear separation of 21m, and in this instance there will be a minimum of 30m between the rear of the proposed new dwelling and the rear of 66 Park Drive – this distance increases when measured to the rear of the other houses on Park Drive.
- 9.04 The new dwelling is therefore unlikely to give rise to any serious mutual overlooking between rear existing and proposed windows, in my opinion.
- 9.05 I also note concern in regards to loss of privacy within garden areas. As above, the separation distance between properties is in accordance with our adopted design guidance, and the minimum distance of 21 metres takes into account privacy within garden areas. The development is therefore acceptable in this respect. I have also recommended a condition removing PD rights for additional openings within the roof slope to prevent insertion of roof lights or dormer windows – this will also help to minimise opportunity for overlooking in the future.

Highways

- 9.06 Kent Highway Services initially had concerns in regards to the parking provision for the new dwelling, noting that garages no longer count towards provision. Further to discussions with the agent the drawings have been amended to show the property repositioned slightly to provide two parking spaces to the front, in addition to an integral garage.
- 9.07 Parking provision is now in accordance with the requirements of the adopted Kent Vehicle Parking Standards, and I have no objection to the development in this respect.
- 9.08 Roseleigh Road is an unclassified highway and does not form a through-route. The proposed dwelling would be located at the end of this cul de sac and would be highly unlikely to generate a significant number of vehicle movements. I therefore do not share local concern that the development would give rise to highway safety or amenity concerns. I also note that the property will front onto the turning head at the end of the cul-de-sac, where the road is wider than usual and thus visibility for drivers and pedestrians is potentially better than for many of the surrounding properties.

Landscaping

- 9.09 I note local objections to the removal of existing trees along the road boundary, but these trees are not protected by any particular designation and consent would not be required for their removal outside of this application.
- 9.10 Nevertheless, the wider area is generally quite green, and there are a number of other large mature trees visible within surrounding gardens. I therefore do not believe that the loss of the existing trees would have a significant impact on local character. The landscaping condition will also enable officers to ensure suitable planting takes place within the site frontage to compensate for the loss of any existing vegetation.

Other Matters

- 9.11 The employment status of the applicant, and the final tenure or occupants of the proposed dwelling are not planning considerations.
- 9.12 Local residents have alluded to it, and Members may also be aware of SW/13/1020, which, in 2013, sought permission for erection of 2 detached dwellings on land to the rear of 61 Park Drive. That application was resisted by the Council and later dismissed at appeal. Key distinctions must be drawn between that application and this proposal, however – particularly that it proposed development on land that did not benefit from a road frontage and would have required vehicle access, parking and manoeuvring to take place between existing dwellings or their rear gardens.
- 9.13 In this regard I do not believe that grant of permission here would in any way set a precedent for development of neighbouring tracts of garden, as the circumstances of the current application site are relatively unique.
- 9.14 I note objections in regards to local drainage issues, but would reiterate that Southern Water do not raise objection to the proposal and I therefore have no basis to recommend refusal on such grounds. I have, however, recommended a standard condition in respect of submission of drainage details to ensure the development is properly drained.
- 9.15 The land to the front of the new access is not owned by the applicant. According to the Council's records it is owned by Kent Highway Services, who are aware of the application.

10.0 CONCLUSION

- 10.01 The development will provide a new dwelling within an existing residential area and in a sustainable location, in accordance with adopted local and national guidance. Whilst I note local opposition to the proposal I do not share objector's concerns and believe that the proposed dwelling would be of an appropriate scale and design; provide a suitable standard of amenity for future occupants; and not give rise to any serious issues of local residential amenity or highway safety.
- 10.02 Taking the above into account I recommend, subject to the comments of the Environmental Health Manager, that planning permission is granted.

11.0 RECOMMENDATION – GRANT subject to the following 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.

Reasons: 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 permitted shall not be carried out other than in complete accordance with the details shown on drawing 1067-01D, received 15 January 2015.

Reasons: For the avoidance of doubt.

- (3) No development shall take place until details have been submitted to the Local Planning Authority and approved in writing, which set out what measures have been taken to ensure that the development incorporates sustainable construction techniques such as water conservation and recycling, renewable energy production including the inclusion of solar thermal or solar photo voltaic installations, and energy efficiency. Upon approval, the details shall be incorporated into the development as approved.

Reasons: In the interest of promoting energy efficiency and sustainable development.

- (4) No development shall take place until details of the external finishing materials to be used on the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority, and shall thereafter be implemented in accordance with the approved details.

Reasons: In the interest of visual amenity.

- (5) No development shall take place until full details of the method of disposal of foul and surface waters have been submitted to and approved by the Local Planning Authority. The approved details shall be implemented before the first use of the development hereby permitted.

Reasons: To ensure the development is properly serviced, and in order to prevent pollution of water supplies.

- (6) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include existing trees, shrubs and other features, planting schedules of plants, noting species (which shall be native species and of a type that will encourage wildlife and biodiversity, where possible), plant sizes and numbers where appropriate, means of enclosure, hard surfacing materials, and an implementation programme.

Reasons: In the interests of the visual amenities of the area.

- (7) During construction of the development adequate space shall be provided on site, in a position previously agreed by the Local Planning Authority to enable all employees and contractors vehicles to park, load and off load and turn within the site.

Reasons: In the interests of highway safety and convenience.

- (8) Adequate precautions shall be taken during the period of construction to prevent the deposit of mud and/or other debris on the public highway.

Reasons: In the interests of highway safety and convenience.

- (9) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Local Planning Authority.

Reasons: In the interests of the visual amenities of the area.

- (10) 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.

Reasons: In the interests of the visual amenities of the area.

- (11) The integral garage and vehicle parking area to the front of the dwelling hereby approved, as shown on drawing 1067-01D, received 15 January 2015, shall be kept available for such use at all times and no permanent development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order) or not, shall be carried out on the land so shown (other than the erection of a private garage or garages) or in such a position as to preclude vehicular access thereto; such land and access thereto shall be provided prior to the occupation of the dwelling(s) hereby permitted.

Reasons: Development without adequate provision for the parking or garaging of cars is likely to lead to car parking inconvenient to other road users and in a manner detrimental to highway safety and amenity.

- (12) No additional windows, doors, voids or other openings shall be inserted, placed or formed at any time in the roof slope of the dwelling hereby permitted unless agreed in writing with the Local Planning Authority.

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

INFORMATIVES

A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (tel: 0330 303 0119) or www.southernwater.co.uk.

The Council's approach to this application:

In accordance with paragraphs 186 and 187 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 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.

In this instance the applicant/agent was advised of minor changes required to the application and these were agreed, whereupon 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.