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| 2.4 REFERENCE NO - 22/501315/FULL | | |
| APPLICATION PROPOSAL Raising of roof height and insertion of dormer window and roof lights together with two storey front and rear extension as amended by drawing No. 01.22.09C. | | |
| ADDRESS St Mawes The Street Borden Kent ME9 8JN | | |
| RECOMMENDATION Grant subject to conditions | | |
| SUMMARY OF REASONS FOR RECOMMENDATION/REASONS FOR REFUSAL | | |
| REASON FOR REFERRAL TO COMMITTEE Parish Council objection | | |
| WARD Borden And Grove Park | PARISH/TOWN COUNCIL Borden | APPLICANT Mr Scott Hawkins AGENT Jane Elizabeth Architects |
| DECISION DUE DATE 26/05/22 | PUBLICITY EXPIRY DATE 05/05/22 | |

Planning History

There is no recorded planning history for St Mawes, but the bungalow has been extended at the rear with a large flat roofed box dormer.

1. DESCRIPTION OF SITE

- 1.1 St Mawes is a brick built detached bungalow with a single storey detached garage set behind the property. The bungalow is located within the built-up area boundary of Borden and within the village conservation area. The property is situated on the south side of The Street alongside a row of four bungalows that are set well back from the road.
- 1.2 The adjacent bungalow to the east known as Ridgeways has a single storey detached garage to the rear which sits on the common boundary and a generously sized rear garden that wraps around the garden boundary of St Mawes.
- 1.3 However, the adjacent property to the west, known as St Martins Cottage, is a traditionally designed two storey house of some age; one that makes an important contribution to the character of the conservation area as it is prominently sited much further forward and closer to the highway. The principal flank elevation of St Martins Cottage sits in front of the façade of St Mawes, but this property also has a long single storey building at the rear that sits on the common boundary with St Mawes.

2. PROPOSAL

- 2.1 This application seeks planning permission for increasing the height of the existing front bedroom wing to create a new entrance hall and stairway (with a fully glazed front gable), and to construct a rear extension with two floors to provide additional living space at ground floor, and a third bedroom within the roofspace, again with full height glazing to the new gable end.

- 2.2 The proposals also involve raising the main ridgeline of the bungalow by 0.7m and include a new pitched roof dormer window to the front, and four rooflights to the rear. The extension to the rear would have a ridgeline at the same height as the new main roof and would project 4m beyond the rear wall of the bungalow. This extension would have a pitched roof with two high level side facing rooflights serving the ensuite and master bedroom. The other two rooflights at the rear will be positioned at eye level overlooking the rear garden and will serve bedroom 2 and 3.
- 2.3 The external walls of the bungalow will be clad in black horizontal featheredged timber weatherboarding above a red brick plinth and have a brown tiled roof. The existing bungalow has UPVC windows and doors, although the front door is wooden. The proposal is to install grey slimline aluminium windows, an oak door, and aluminium bi-folding doors at the rear. The new gable ends will be oak framed.
- 2.4 The new resin driveway to the front (looks similar to pea shingle) will provide turning space and off-road parking for at least three cars. There will be a small, grassed area in front of the new gable end. The revised block plan shows a privet hedge will be planted behind the new 0.9m high brick boundary wall together with two Laurel trees.
- 2.5 The application is supported by a Design, Access and Heritage Statement which explains the proposal will provide an additional bedroom and larger kitchen for the occupants, and that the proposed materials will be used to improve the appearance of the property. They have included photographs of other properties within the village that have glazed gable ends and have used similar external materials - red brick, black weatherboarding, and a brown tiled roof.
- 2.6 The applicant sought pre-application advice prior to submitting the application and was advised that the proposal was likely to be acceptable, providing the walls are clad in timber weatherboarding rather than a composite, that the front dormer is designed with a two-pane window and the rooflight serving bedroom 2 is positioned at eye level. This application has addressed all these issues.

3. PLANNING CONSTRAINTS

- 3.1 Conservation Area The Street, Borden

4. POLICY AND CONSIDERATIONS

- 4.1 Development Plan: Bearing Fruits 2031: The Swale Borough Local Plan 2017: Policies CP4 Requiring good design; CP8 Conserving and enhancing the historic environment; DM7 Vehicle parking; DM14 General development criteria; DM16 Alterations and extensions; DM33 Development affecting a conservation area.

Policy DM33 states:

Development within, affecting the setting of, or views into and out of a conservation area, will preserve or enhance all features that contribute positively to the area's special character or appearance.

- 4.2 Supplementary Planning Guidance (SPG): “Designing an Extension – a Guide for Householders” provides guidance on the design and scale of extensions. With regards to dormer windows, the guidance states that

5.5 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. Suitably designed dormer windows are preferred to rooflights in Conservation Areas and the Area of Outstanding Natural Beauty.

- 4.3 With regards to the scale of rear extensions the SPG states:

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.

5.9 On well spaced detached properties or where an extension is to be built away from the boundary a larger extension may be acceptable.

- 4.4 With regards to windows, the guidance states:

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.

- 4.5 Supplementary Planning Guidance (SPG): “Conservation Areas” states that

*Any new development should preserve or enhance the special character or appearance of a conservation area, whilst allowing the area to remain alive and prosperous. It will be important to see that every new building is designed not as a separate entity, but as part of a larger whole which has a well established character of its own. **A high standard of development therefore will be required for all buildings in conservation areas and for extensions to existing buildings.***

- 4.6 Supplementary Planning Guidance (SPG): “Parking Standards” (May 2020) recommends 3+ parking spaces for a three-bedroom house in a rural location.

5. LOCAL REPRESENTATIONS

- 5.1 One objection has been received raising concerns regarding loss of light to rooms with windows along its side elevation, as well as to its patio area. They also are concerned that the proposed black timber cladding will worsen this issue and result in an offensive outlook from their property. Also, they do not believe the alterations are in keeping with neighbouring bungalows which have historic value in The Street.

6. CONSULTATIONS

- 6.1 Borden Parish Council objects, commenting as follows:

“... it would be out of character in the row it is within and with the substantial use of glass and minimal use of traditional materials. It is also in conservation area and would overlook the neighbours property.”

- 6.2 The Council's Tree Consultant recommended that a one metre bed of shrubs and trees are planted inside the front boundary wall, or a hedge with at least one tree.

7. BACKGROUND PAPERS AND PLANS

- 7.1 Application papers and drawings referring to application reference 22/501315/FULL.

8. APPRAISAL

- 8.1 I consider the key issues in this case are its design and the impact on the character and appearance of the conservation area, and the impact upon residential amenities of neighbours.

- 8.2 The Character Appraisal and Management Plan for The Street (adopted April 2021) describes the area as:

The next property is the locally important building of St Martin's Cottage, dating back to 1777. This is a very attractive building slightly set back on its plot with low iron railings in front.

The run of historic interest is then broken up by a series of late 20th century bungalows set far back on their plots with paved and concreted fronts. The low brick walls which front onto the pavement area are not in character with the more historic boundary treatments in the Conservation area. The bungalows occupy the former site of the Vicarage and still feature the Gargoyles associated with this 19th century building... although this quirk is somewhat spoiled by the insensitive siting of a CCTV camera right next to one.

And identifies the key negative characteristics as:

- *Low brick retaining walls at the frontage of modern 20th century properties not in character in size and material and detract from the appearance of the street scene where they occur on The Street and School Lane.*
- *Areas of hard standing and parking in the front of the setback 20th century buildings on the south side of The Street. This creates a discordant note to the street scene.*

- 8.3 I believe the proposed scheme is well-considered and takes on board the advice given at pre-application stage. In particular, the enclosed frontage has since been significantly modified to protect the character of the conservation area street scene. I consider the new brickwork wall with dog tooth dentils and planting of a new hedgerow would enhance the character and appearance of the conservation area.

- 8.4 I consider the raising of the main roof being proposed here to be minimal and in keeping with the adjoining bungalow. The alterations will still leave a single storey appearance, so this property will still sit well within the street scene. The design of the front dormer conforms to the SPG guidance, and the use of featheredged boarding is considered

appropriate for a property located within a conservation area. Furthermore, the aluminium framed glazing to replace the existing UPVC framed windows to the property will be an improvement. This accords with the aim of policy DM33 that new development within a conservation area should be sensitive to the special character of the area and of a high standard of design.

- 8.5 I have carefully considered the neighbours' concerns about the rear extension blocking out light to their bungalow and patio area. The proposed two storey extension would project four metres to the rear at both ground and first floor levels. The Council's SPG sets out local guidance that a larger rear extension may be allowed on detached properties or where an extension is to be built away from the boundary. In this case, the proposed two storey rear extension will be situated approx. 4.5m away from the common boundary with Ridgeways, and moreover, the living accommodation at Ridgeways is set away from the boundary, so I do not consider it will adversely impact on the living conditions of this neighbouring property. Neither do I see an issue in relation to the amenities of St Martins Cottage, as this already has a long rear wing that projects much further rearwards than the rear wall of St Mawes. I consider the proposed two storey rear extension to be appropriately designed and of an acceptable scale in relation to both adjacent properties.
- 8.6 The new bedroom at first floor will have glazed doors within the gable end overlooking the rear garden but I do not believe this will result in any harmful overlooking as they face directly down the garden, not towards the rear gardens of the adjacent properties. The rooflights within the gable end will serve the ensuite and master bedroom. I recommend imposing a condition which require these rooflights to open only 1.7m above the finished floor levels of the rooms they serve and maintained as such to prevent any loss of privacy to the properties either side.
- 8.7 The rooflight serving bedroom 2 will be positioned at eye level which will provide some outlook to this room. As this rooflight will be positioned on the rear facing roofslope, I do not believe there will be any overlooking issues here if it is set below eye level.

9. CONCLUSION

- 9.1 I consider that the proposal is acceptable in terms of its design and impact upon the character and appearance of the conservation area, and upon the residential amenities of neighbouring properties. 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 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, including in accordance with the specification of materials to be used in the construction of the external surfaces of the extension set out thereon:

01.22.02; 01.22.05B; 01.22.06C; 01.22.07 and 01.22.09C.

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

- (3) The proposed rooflights to bedroom 1 and ensuite on the gable roof of the rear extension hereby permitted shall have a cill height of not less than 1.7m above finished inside floor level and shall subsequently be maintained as such.

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

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.

