

<b>2.4 REFERENCE NO - 22/502600/FULL</b>		
<b>APPLICATION PROPOSAL</b> Erection of a one and a half storey side extension, Garage conversion with the erection of roof extension including raising the ridge height and 2no. dormers to front, new front door and erection of brick wall to side of property to replace existing fence.		
<b>ADDRESS</b> 6 Coultrip Close Eastchurch Sheerness Kent ME12 4ST		
<b>RECOMMENDATION-</b> that planning permission is granted subject to conditions		
<b>SUMMARY OF REASONS FOR RECOMMENDATION</b> The amended proposal would be subservient in scale and would not cause significant harm to residential or visual amenities, and the conversion of the garage is acceptable due to the ample parking at the property.		
<b>REASON FOR REFERRAL TO COMMITTEE</b> Parish Council objection		
<b>WARD</b> Sheppey East	<b>PARISH/TOWN COUNCIL</b> Eastchurch	<b>APPLICANT</b> Mr Callum Aindow <b>AGENT</b> JAT-Surv Ltd
<b>DECISION DUE DATE</b> 25/07/22	<b>PUBLICITY EXPIRY DATE</b> 01/11/22	<b>CASE OFFICER</b> Megan Harris

**Planning History**

SW/03/0106

Conservatory.

Grant of Conditional PP

Decision Date: 14.03.2003

**1. DESCRIPTION OF SITE**

- 1.1 6 Coultrip Close is a large detached two storey property located within the built up area boundary of Eastchurch. The property has a detached double garage to the north, with a driveway to the front of this. To the south of the property is another area of hardstanding used for parking, whilst to the front of the dwelling itself is soft landscaping. On the rear elevation of the property is a conservatory. The rear garden is located to the east of the property, and contains an outbuilding which has recently been constructed.
- 1.2 The property is located at the end of a cul-de-sac, accessed via a shared driveway. It is situated on a modern housing estate, surrounded by large detached dwellings of various designs.

**2. PROPOSAL**

- 2.1 This application seeks planning permission for the erection of a one and a half storey side extension, a garage conversion incorporating a roof extension with two front dormers and raising of the garage roof height with the erection of two dormers to facilitate first floor accommodation, a new front door and the erection of a brick wall to the side of the property to replace the existing fence.

- 2.2 The plans were amended during the course of the application to reduce the bulk and scale of the side extension and address visual and residential amenity concerns raised by the case officer. The proposed side extension will connect the existing garage to the main dwelling. It will have an eaves height of 3.4m and a ridge height of 6.5m and will have a depth which matches the garage. The first floor would be largely contained within the roof of the proposed extension and a dormer window is proposed on the front elevation of the extension, with three roof lights proposed at the rear.
- 2.3 The ridge height of the garage would be raised to 5.5m in height, and two dormer windows proposed to the front elevation. One bay of the double garage will be partially converted to a utility room. Internally, the works will create a larger kitchen on the ground floor, and additional bedroom with dressing room and en-suite on the first floor.
- 2.4 The new front door features a double door rather than the original single door with windows to either side, and is light grey in colour. The existing fence which runs to the south of the property and encloses the rear garden will be replaced with a brick wall and gate, which will be 2.1m in height.

### **3. PLANNING CONSTRAINTS**

- 3.1 Within an Area of Potential Archaeological Importance

### **4. POLICY AND CONSIDERATIONS**

- 4.1 The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).
- 4.2 Development Plan: Policies ST3, CP4, DM7, DM14, DM16 and DM36 of Bearing Fruits 2031: The Swale Borough Local Plan 2017.
- 4.3 Supplementary Planning Guidance (SPG): 'Designing an Extension: A Guide for Householders' and SBC Parking Standards SPD 2020.

### **5. LOCAL REPRESENTATIONS**

- 5.1 Nine objections have been received from four properties during the application process – including a re-consultation exercise following receipt of the amended plans. All respondents set out that the amended plans do not address all of their concerns. Their comments are summarised below:

- Plans don't show new outbuilding constructed in the rear garden or existing conservatory – does the outbuilding need planning permission and should these features be included on the plans?
- Proposal is out of keeping with design of properties in cul-de-sac and amounts to overdevelopment on this executive estate where properties are already very large.
- The two-storey link will remove the openness that is currently present in the streetscene.

- The extension will result in overshadowing/loss of light to neighbouring gardens and properties due to the proximity of the development to the boundary of the site.
- Development will impact the outlook of surrounding properties, from both their garden and windows – neighbours will look out onto two storey brick wall.
- The new window on the 1st floor at the back of the proposed development will have a view directly into a neighbouring kitchen and bedroom above, resulting in loss of privacy to both rooms.
- Concerned about the potential obstruction of the shared driveway by construction vehicles, which could also damage the block paving – condition should be added to avoid this.
- Hours of construction should be limited via condition if the application is granted.
- Concerned about impact to surface water drainage.
- Development will adversely impact the resale value of neighbouring properties.
- There are covenants that restrict the erection of buildings on the site, without the consent in writing from the developer. A condition should be added to ensure this takes place.
- Single storey extension to connect the garage to the dwelling would be more appropriate.
- It is misleading to refer to the extension as one and a half storey as there does not appear to be any significant difference in height to the proposed extension.

## 6. CONSULTATIONS

### 6.1 Eastchurch Parish Council provided the following comments initially on the application:

*“The Planning Committee of Eastchurch Parish Council objects to this application and wishes to make the following comments: The development would be overbearing on the surrounding properties in a residential cul-de-sac. It is out of keeping with the street scene. The application removes any garage facilities for vehicles and therefore a reduction in parking provision, despite there being an increase in bedroom numbers.”*

Following the submission of amended plans, the Parish Council were reconsulted and provided the following comments:

*“The Planning Committee of Eastchurch Parish Council makes the following comments:*

*The Committee confirmed their previous objection and see no reason with the amended plans, to change the decision. The concern from neighbours of obstruction of access to the other properties is also valid. The development would be overbearing on the surrounding properties in a residential cul-de-sac. It is out of keeping with the street scene. The application removes any garage facilities for vehicles and therefore a reduction in parking provision, despite there being an increase in bedroom numbers. The second building mentioned in letters of objection from neighbours is clearly visible on satellite map images of the area. This building needs to be brought to the attention of Planning Enforcement before a decision by SBC is made, as this cannot be done on incorrect information and a site visit by officers needs to clarify existing buildings on the application site.”*

6.2 KCC Archaeology – Advise that no archaeological measures are required.

## 7. BACKGROUND PAPERS AND PLANS

7.1 Plans and documents provided as part of application 22/502600/FULL.

## 8. APPRAISAL

### Principle of Development

8.1 Policy ST3 of the Swale Local Plan 2017 supports the principle of development within the built-up area boundary of established towns and villages within the borough.

8.2 The application site is located within the built-up area boundary of Eastchurch, where the principle of domestic extensions and alterations are acceptable, subject to the proposal meeting the requirements of more detailed local plan policies, particularly policies DM14 (general development control criteria) and DM16 (extensions and alternations to buildings), and which are considered further below.

### Visual Impact

8.3 Policy DM16 of the Local Plan supports alterations and extensions to existing buildings where they reflect the scale and massing of the existing building, preserve features of interest and reinforce local distinctiveness.

8.4 Policy CP4 of the Local Plan requires development proposals to be of high-quality design and to be in keeping with the character of the area. It states that particular regard should be paid to the scale, height, materials, detailing, mass, bulk, articulation and site coverage of any future proposals.

8.5 The property is located in a cul-de-sac, on a large plot. The surrounding area is characterised by large two storey properties, on generous plots with large gaps between dwellings.

8.6 The original plans proposed a large two storey side extension that connected the garage to the main dwelling and raised the eaves and ridge height of the garage significantly to roughly the same height as the main roof on the dwelling. The Council's SPG entitled "*Designing an Extension – A Guide for Householders*" sets out that extensions should be subservient to the main dwelling. Following concerns raised by the case officer that the bulk and scale of the extension was excessive and not in accordance with the local plan or SPG, the application was amended.

8.7 The revised plans occupy a similar footprint and connect the existing detached garage to the main house, but have reduced the bulk of the extension considerably. The link extension that would connect the existing house to the existing garage would contain much of the first floor within the roof space, with an eaves height approximately 1.8m lower than the eaves height of the dwelling, and a ridge height approximately 1.1m lower than the main roof. The garage roof would be raised by approx. 1.2m to facilitate a first

floor in the roof space, with two front dormers. The garage roof would be around 1.2m lower than the ridge height of the proposed link extension.

- 8.8 As the design and scale of the proposed extension now incorporates a much lower eaves and ridge line than the main house, and steps further down where the garage connects to it, I am satisfied that this represents a subservient feature which relates comfortably to the main property, and accords with policy and the SPG.
- 8.9 The pitched roof dormers proposed on the front elevation of the garage and link extension would be modest in form and of appropriate pitched roof design, which accords with the SPG in design terms.
- 8.10 When considering the visual impact of the works on the wider area, I note that the development would result in the extended dwelling being within 0.7m of the side boundary of the site. The SPG recommends that for two storey side extensions, a gap of at least 2 metres is normally maintained to a side boundary. However, it is important to note that the development near this boundary consists of the existing detached garage being integrated into the extended dwelling – and the external works to the garage are limited to a minor increase in the ridge height of the garage roof and insertion of dormers. In my opinion, the scale and design of the works to the existing garage would not result in a two-storey form of development that the SPG seeks to avoid. In addition, No 5 Coultrip Close is orientated at approximately 90 degrees to No 6 with a gap of approximately 11 metres between this dwelling and the garage. Whilst the development is therefore in close proximity to the boundary, taking into account the orientation of the property and the surrounding dwellings in Coultrip Close, I do not consider the extension of the dwelling close to the boundary will be harmful to the visual amenities of the area. When approaching the site from Coultrip Close, views of the extension will be partially shielded by the existing property due to the location of the property within a cul-de-sac.
- 8.11 The replacement front door is of an acceptable design which does not appear out of place, and the proposed wall to the side of the dwelling will represent an improvement in visual amenity terms when compared to the existing fence line in this position. I have included a condition below to ensure the brick wall, and extension are constructed using materials which match the existing dwelling. This will ensure these elements of the proposal blend in with the existing property.
- 8.12 Overall, I am satisfied that the scheme, as amended, is acceptable in terms of its impact upon the form of the existing dwelling and will not harm the character and appearance of the property or wider area, and would accord with policies CP4, DM14 and DM16 of the Local Plan and the SPG.

### Residential Amenity

- 8.13 Policy DM14 states that any new proposed developments should not cause significant harm to the amenities of surrounding uses or areas and due consideration will be given to the impact of the proposed development upon neighbouring properties. Any new proposed schemes should not result in significant overshadowing through a loss of

daylight or sunlight, give rise to an unreasonable loss of privacy, or result in an unreasonable loss of outlook or in excessive noise or odour pollution.

- 8.14 The garage is located approximately 11m from the front elevation of No. 5 to the north west, whilst the link extension will be sited approximately 17m from this property. Due to these distances and the limited increased height proposed to the garage roof, I do not consider that the development will have any significantly harmful overshadowing or overbearing impacts to the windows in the front elevation of No. 5. I note the occupant of this property has raised concerns regarding the impact on outlook from these windows, however following the amendments reducing the bulk and scale of the works, I am satisfied that the development, when taking into account the separation distances referenced above, will not cause unacceptable harm to the outlook at this neighbouring property. Notably the garage extension will be located closest to No. 5, and this element is more limited in scale than the link extension, which is set further away from No. 5.
- 8.15 The extension will be sited approximately 1.2m from the boundary with No. 7 Court Tree Drive to the north east. There would be a gap of 15.5m between the extension and the main dwelling at No 7, and 11.5m to a rear conservatory attached to No 7. Given the siting of the extension close to this boundary, careful consideration has been given to this relationship. Officers had previously raised significant concern over the original plans submitted for this application. Following the amendments, the eaves and ridge heights of the extension have been reduced. Although the extensions would be visible from No 7 and would have some impact on light and outlook, I consider that this would be within acceptable parameters. Whilst not adopted by the Council, I note that the development would accord with the Building Research Establishment (BRE) recommendations for daylight and sunlight. Given the lower eaves lines and recessive nature of the sloping roof to the extensions, I do not consider that this would result in an unacceptable impact on outlook from No 7.
- 8.16 There are three roof lights proposed on the rear roof slope of the link extension, which could potentially overlook No. 7. I impose a condition below to ensure that these are constructed as high-level windows and sited at least 1.7m from the internal floor height. On this basis I am satisfied that unacceptable overlooking impacts will be avoided.
- 8.17 The extension will lie roughly 28m from No. 5 Court Tree Drive at its closest point, and due to this distance, I do not envisage there will be any significantly harmful impacts to this neighbour to the east. Similarly the extension will lie approximately 24m from No. 4 Coultrip Close and again, due to this separation distance I don't consider the extension will cause harm to amenity at this neighbour to the west.
- 8.18 The replacement front door and brick wall to the south of the property will not have any harmful impacts to residential amenity in my opinion due to the nature of these works, which are of a similar scale and will be located in the same position as the existing features.
- 8.19 A neighbour has requested that hours of construction are restricted via condition should planning permission be granted. Typically the Council only imposes this type of condition on larger scale developments. I do not consider it is appropriate in planning

terms to restrict hours of construction on householder applications such as this. I note that should construction take place at unsociable hours, there are powers under the Environmental Protection Acts to deal with this.

### Highways

- 8.20 Policy DM7 states that parking requirements in respect of any new proposed developments should be in accordance with Kent County Council vehicle parking standards, until such time that Swale Borough Council adopts its own parking standards. As Members are aware, Swale has now adopted its own Supplementary Planning Document (SPD) entitled 'Parking Standards', which I will consider the proposals against as follows.
- 8.21 The development will involve the conversion of part of one of the garage bays to a utility room. It was also appear from the drawings that access to the second bay would be restricted by an internal wall. As such the impact of the loss of the garage as parking space must be considered. The development will increase the number of bedrooms at the property to five. In line with the adopted Parking Standards SPD, three parking spaces should be provided for a property of this scale in a suburban location such as this. The drive and parking forecourt to the dwelling can easily accommodate in excess of 3 cars. As such, whilst the development will result in the loss of the garage and does increase the number of bedrooms in the property, there is ample parking available and as such I have no concerns from this perspective.
- 8.22 Neighbours have raised concerns regarding the impact of the development upon the shared driveway during the construction phase, and have requested that a condition is imposed to ensure vehicles don't block this access. It is not possible to add a condition to this effect, as this relates to a private matter that is not controlled under the Planning Acts.

### Other Matters

- 8.23 Most of the comments received from neighbours and the Parish Council have been addressed in the relevant sections above, however the remaining points are addressed below.
- 8.24 Objectors have raised concerns regarding an outbuilding located within the rear garden of the property, which does not form part of this application and has recently been constructed. It is possible to construct an outbuilding without the need for planning permission, provided it falls within the requirements of Class E of the Town and Country Planning (General Permitted Development) Order. When conducting my site visit, I measured the outbuilding, and I am satisfied it falls within the requirements of Class E and as such amounts to permitted development and does not require planning permission.
- 8.25 Concern has also been raised regarding a loss in value of surrounding properties should the development be approved. This is not a planning matter, and as such cannot be taken into account here. Similarly covenants or any requirements set out in the deeds of

a property are separate from the planning process, and as such cannot be considered as part of the planning assessment. Finally, concerns over surface water drainage have been raised. I note that the link extension will not reduce the amount of soft landscaping at the property or result in an increase in hard surfaced areas, as this area of the site is already laid with hard standing. As such, I am satisfied the development will not have an adverse impact on the existing surface water drainage in the area.

## **9. CONCLUSION**

9.1 Following the submission of amended plans which have significantly lowered the height and bulk of the proposed extension, I am satisfied that the development is subservient to the main dwelling and would not adversely impact the character and appearance of the area. The reduction in the scale of the proposal also has reduced its impact upon neighbouring properties, and in my view the development will not cause unacceptable harm to residential amenity. The conversion of the garage is acceptable due to the remaining parking provision available on the driveways at the property. On this basis, I consider that the development would accord with policies CP4, DM14 and DM16 of the Local Plan and I recommend that planning permission is granted.

**10. RECOMMENDATION** – That planning permission is GRANTED 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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those on the existing building in terms of type, colour and texture.

Reason: In the interests of visual amenity.

(3) The three rooflights serving the bedroom in the east facing (rear) roof slope of the extension shall be installed with a cill level at a minimum height of 1.7m above the finished floor level. The rooflights shall subsequently be maintained as such. No further openings shall be inserted in the east facing roof slope of the extension.

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

(4) The development hereby permitted shall be carried out in accordance with the following approved plans: PL03 Rev F and PL04 Rev D.

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

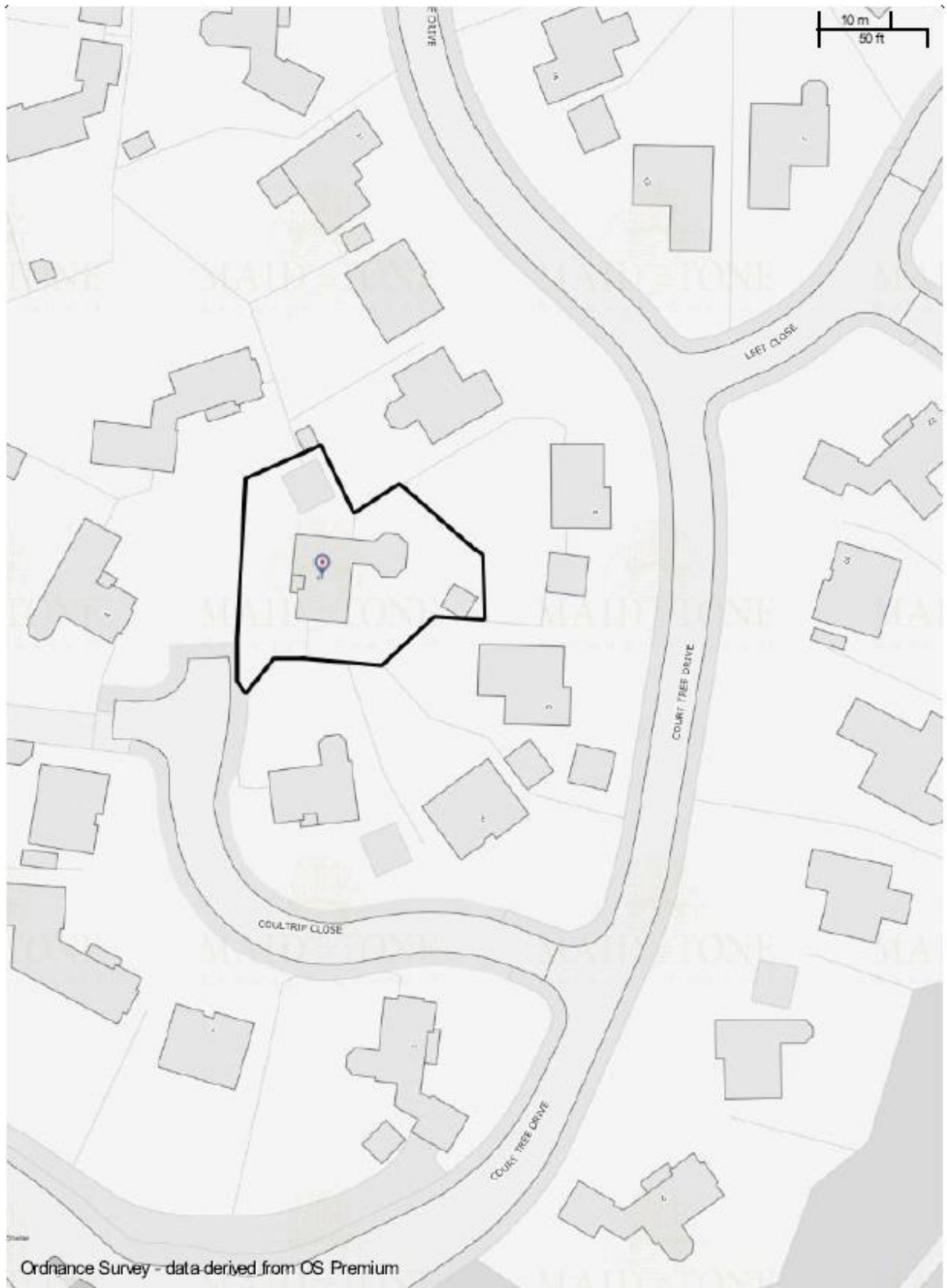
### **The Council's approach to the application**



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.



Ordnance Survey - data derived from OS Premium

A 6 Coultrip Close, Eastchurch, Sheerness, Kent ME12 4ST

