

2.4 REFERENCE NO - 22/505172/FULL		
APPLICATION PROPOSAL Erection of single storey front extension		
ADDRESS 11 Dane Close Hartlip Kent ME9 7TN		
RECOMMENDATION Grant subject to conditions		
SUMMARY OF REASONS FOR RECOMMENDATION The proposed development would not have an unacceptable impact upon the streetscene, neither would it have an undue impact upon neighbouring amenities, and it would therefore accord with the development plan.		
REASON FOR REFERRAL TO COMMITTEE Parish Council objection		
WARD Hartlip, Newington And Upchurch	PARISH/TOWN COUNCIL Hartlip	APPLICANT Mr & Mrs Karl Webber AGENT Lander Planning
DECISION DUE DATE 02/01/23	PUBLICITY EXPIRY DATE 08/12/22	CASE OFFICER Julia Marshall

Planning History

18/502571/FULL

Demolition of rear porch and erection of a single storey rear extension, front garage extension and other external alterations.

Approved Decision Date: 16.07.2018

SW/79/1453

EXTENSION AND ALTERATIONS

Approved pre 1990 Decision Date: 04.01.1980

SW/99/1108

Alterations and extensions to house and alterations to form a garden room.

Grant of Conditional PP Decision Date:

1. DESCRIPTION OF SITE

- 1.1 No. 11 Dane Close is a two-storey detached dwelling located in the built-up village confines of Hartlip. It has an attached garage to the north and hardstanding to the front of the property with an area of soft landscaping and a large private amenity space to the rear.
- 1.2 The property is located towards the end of a cul-de-sac. The street scene is characterised by large two storey detached dwellings on generous plots
- 1.3 The boundary of the Hartlip Conservation Area runs adjacent to the rear boundary of the garden to the application site.

2. PROPOSAL

- 2.1 This application seeks planning permission for the erection of a single storey front extension. The front extension would enlarge the existing porch and garage areas. It would include a small roof overhang to the front supported by three pillars. The roof would incorporate a part pitch with a small flat section behind. In total the extension would project approx. 2.4 metres beyond the existing front elevation.

3.0 PLANNING CONSTRAINTS

Within the village confines of Hartlip
Adjacent to the Hartlip Conservation Area

4.0 POLICY AND CONSIDERATIONS

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

ST3 (The Swale settlement strategy)

CP4 (Design)

DM14 (General development criteria)

DM16 (Alterations and extensions)

DM33 (Development affecting a conservation area)

- 4.2 The Council's Supplementary Planning Guidance (SPG) 'Designing an Extension – A Guide for Householders will also be a relevant consideration. Paragraph 5.2 states:

It is the extension to the front of your house that will normally have the greatest impact upon the appearance of the street. Any extension forward of the existing front wall is likely to pose difficulties. In conventional streets two-storey front extensions are rarely acceptable. Where there is a strong building line, extensions other than small porches are unlikely to be acceptable.

Paragraph 5.3 states:

To make sure the extensions to the front of your dwelling is of a good design, the Borough Council normally require that it should have a pitched roof and that its projection should be kept to an absolute minimum. The Borough Council normally requires that front additions are kept to a maximum of 1.2m

5. LOCAL REPRESENTATIONS

- 5.1 Three letters of objection have been received from neighbours in Dane Close. The comments are summarised below:

- Most of these properties have been extended at the rear but none at the front. This change could trigger further owners decide to do the same.
- The close has a logical building line that the houses are built to meet. The proposed change would change this and make the arrangement of houses ad hoc.
- Number 11 is on the curve at the top of the close and its front lawn is wedge shaped and the house is rectangular. If the extension went ahead, the house would occupy

more of the wedge and not fit with the current arrangements to the detriment of the adjoining properties.

- The proposed garage is of generous size to fit cars. Recent changes to the property included changes to rooms on the ground floor. If a larger garage was needed it could have been accommodated within those changes and a larger rear extension provided.
- Extension will be 1.8m in front of the current building line, and a further 0.9m minimum when taking into account the ornamental pillars and the eaves overhang.
- High impact on the visual amenity of our property, specifically from the large living room window at the front of the house.
- Number 11's pathway to their side access between our properties will be moved further forward into the front garden, and nearer to our boundary. This will be highly visible from our living room and cause a loss of privacy.
- Dane Close has been designed with properties set back from the road with open front gardens (no fences or walls erected on boundaries), creating the appearance of openness and space.

6. CONSULTATIONS

6.1 Hartlip Parish Council objects to the application and raises the following concerns (summarised)

- Dane Close was designed to create a verdant open streetscene
- The building line is significant to this openness
- side and rear extensions have been erected to properties in the close, but not front extensions
- this proposal would break the building line and create a precedent
- the cumulative impact of extensions to No 11 and effect on neighbours and the character of Dane Close

6.2 KCC Archaeology – advise that no archaeological measures are required in connection with the proposal.

7. BACKGROUND PAPERS AND PLANS

7.1 Plans and documents provided as part of application 22/505172/FULL.

7.2 Additional supporting information received from the agent in response to comments from neighbours and Hartlip Parish Council.

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.

The application site is located within the built-up area boundary of Hartlip, 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 alterations to buildings), and which are considered further below.

Visual Impact

- 8.2 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.
- 8.3 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.
- 8.4 The property is located towards the end of 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. The road displays an open and verdant character.
- 8.5 The proposed extension would be to the front of the property and has the potential to impact the character and appearance of the road as described above. The extension would project approx. 2.4 metres forward of the existing front elevation. As a result it would reduce the front garden of the property from a depth of 14.4 metres to approx. 12 metres. Notwithstanding this, I note that the north part of the extension would remain set back from the front building line of the neighbouring dwelling at No. 12, and at a point where the building line naturally adjusts to take account of the properties that encircle the hammer head of the cul-de-sac, which includes the application site. Furthermore I note that there is some variation in the building line among other properties in the road and that notably those on the east side of the road are set closer to the road. I also note that there is a variation in the design of dwellings, and I do not consider that the extension would appear prominent or incongruous in appearance.
- 8.6 The front extension would exceed the 1.2m maximum projection recommended in the Council's SPG. However given the spacious character and set-back from the road and in the absence of any identified harm from the extension as proposed, I consider this to be a situation where a more flexible approach can be applied to this guidance.
- 8.7 Overall, given the limited size of the extension and the substantial set-back from the road that would be retained, I consider that the open and verdant characteristics of the road would be maintained. As such I consider the development would not cause harm to the character and appearance of the area and it would comply with the above Local Plan policies.
- 8.8 Although the boundary to the Hartlip Conservation Area lies to the south of the site, given the small-scale nature of the proposed development and the confinement of the development to the front elevation of the dwelling, I do not consider that there would be

any material impact upon the setting of the conservation area. As such there would not be any conflict with Policy DM33 of the Local Plan.

Residential Amenity

- 8.9 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.
- 8.10 The extension would maintain a gap of approximately 1.4 metres to the site boundary and approximately 3.35m to the neighbouring property at No. 12 Dane Close. The occupants of this property have raised concern that the extension would impact upon light and visual amenity. However, the closest part of the extension to No 12 would not project beyond the front elevation of this property. Although the building line of the application property is angled in relation to No 12, the extension would not project in a manner that would cause any material loss of light, privacy or outlook to the neighbouring property. In fact I would suggest that the extension would be barely visible from the front window to No 12.
- 8.11 The extension would be sited approx. 5.8m from the boundary with the neighbouring dwelling at No 10. Due to the orientation of these dwellings, it would be possible for the extension to be visible in angled views from the nearest windows in No 10. Nonetheless such views would be very limited, and in light of the limited nature of the extension and distance it would be set in from the boundary, I do not consider this would cause any undue loss of light, privacy or outlook. Taking the above into account, I do not consider that the proposal would cause harm to neighbouring amenities, and it would accord with Policies DM14 and DM16 of the Local Plan.

Highways

- 8.12 The property would maintain sufficient space for at least 4 vehicles on the front driveway which would exceed the council's car parking standards SPD, and complies with Policy DM7 of the Local Plan.

Other Matters

- 8.13 Reference has been made by third parties to covenants that exist on the land. Members will be aware that these are private agreements and are not material to the consideration of a planning application.

9. **CONCLUSION**

- 9.1 Having taken all the above into account, I consider the proposal to be well designed and of an appropriate scale, it would maintain the open and verdant character of the road, and I do not consider that it would have any significant impact on the surrounding neighbours. As such I consider it complies with the relevant policies within 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 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 drawing BA-22-31-01-Rev 00, received by the local planning authority on 07/11/22.

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 on the existing building in terms of type, colour and texture.

Reason: In the interests of visual amenity.

The Council's approach to the application

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), July 2018 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.

