

PLANNING COMMITTEE – 2 APRIL 2015

PART 2

Report of the Head of Planning

PART 2

Applications for which **PERMISSION** is recommended

2.1 REFERENCE NO - 15/501231/FULL		
APPLICATION PROPOSAL Single storey side extension with catslide roof, insertion of dormer window and rooflights.		
ADDRESS 11 Hilton Close Faversham Kent ME13 8NN		
RECOMMENDATION Grant subject to conditions		
SUMMARY OF REASONS FOR RECOMMENDATION Proposal is in accordance with national and local planning policy.		
REASON FOR REFERRAL TO COMMITTEE One of the applicants is a member of staff.		
WARD Watling	PARISH/TOWN COUNCIL Faversham	APPLICANT Mr And Mrs Brian Planner AGENT
DECISION DUE DATE 08/04/15	PUBLICITY EXPIRY DATE 08/04/15	OFFICER SITE VISIT DATE 17/03/2015
RELEVANT PLANNING HISTORY - None		

1.0 DESCRIPTION OF SITE

- 1.01 This property is within a relatively new development situated off the A2. The property is within the established built-up area boundaries, and the estate is characterised by a mix of modern houses following a traditional design in relatively spacious gardens.
- 1.02 The house is situated set back from the close with a shared driveway as it is set back from the highway. The neighbouring property (number 13) is located directly to the east in front of the application site fronting the street on a corner plot where Hilton Close leads into an 'S' bend.

2.0 PROPOSAL

- 2.01 The proposal is for a single storey side extension on the north elevation of the dwelling to create an enlarged kitchen with utility room. A catslide roof is proposed with rooflights to light the kitchen area, and a dormer window to form an enlarged bathroom is shown at first floor level.
- 2.02 Due to the nature of the site, the side elevation of the property is seen from the highway, albeit over the present 1.8 metre high brick wall and fence which is obscured by a substation.

2.03 The proposal would extend the property by a depth of 2.7 metres and a width of 7 metres.

3.0 PLANNING CONSTRAINTS

3.01 None.

4.0 POLICY AND OTHER CONSIDERATIONS

4.01 The National Planning Policy Framework (NPPF)
Swale Borough Local Plan 2008 – Policies E1, E19 and E24
Supplementary Planning Guidance (SPG): Designing an Extension – A Guide for Householders

5.0 LOCAL REPRESENTATIONS

5.01 Objection letters have been received from the adjoining neighbour. Their comments can be summarised as follows:

- This is more than simply a single storey extension
- A flat roofed extension was actively rejected by the applicants for their own reasons, even though we were similarly informed that it would have been achievable without planning permission.
- We remain strongly of the view that a true single storey extension, more than sufficient to meet the applicants' objectives, is achievable with a pitched roof coming off the north east wall of No.11 at a much lower position parallel to the roof line.
- No need for the full double height element to the roof of this proposal and it is this aspect of the proposal which is the central cause of our objection to it.
- Impact upon the balance of light within the upstairs landing area. But it is the potential loss of our much valued vista that is our greatest concern.
- Would adversely affect our property's overall appeal in any future market place.
- Deliveries of building materials would be difficult, and could create a hazard on a sharp bend.

5.02 The applicants have responded to the neighbour comments from the applicant, can be summarised below:

- The single storey ground floor extension was designed with a catslide roof to reflect the surrounding development. Catslide roofs are a common feature on many nearby properties and helps integrate the proposed extension into the overall design of our house.
- The alternative would be a flat roof extension which would not be in keeping with surrounding properties and we were advised by planning officers that such flat roofed extensions would be unlikely to be permitted.

- The sloping roof also allows for light and ventilation without the need for windows on the rear elevation which would otherwise look onto our neighbours large shed which is immediately on the rear boundary of our property just over 2 metres from the proposed rear wall.
- In proposing the ground floor extension with the catslide roof we did not appreciate that our neighbour had an oblique long distance view. We would agree that most of this vista will unfortunately be lost. However, as the proposed extension is some way to the north of our neighbours landing window I would strongly contest that it would have any impact on the available light onto their landing and stairs.

5.03 The neighbours have responded to the applicants' response saying (in summary) that;

- A flat roofed extension would not have required planning permission.
- There is no need for the pitched roof or the resulting double height internal space
- The issue of our shed is immaterial, it is of a standard size
- Loss of our view is very unsettling as it is a view we value greatly
- We do not see why the project cannot be re-thought without any impact on ourselves

6.0 CONSULTATIONS

6.01 Faversham Town Council raises no objection.

7.0 APPRAISAL

7.01 The main issues to consider in this case are those of scale and effect on the neighbouring properties.

7.02 The SPG suggests that extensions on the common boundary should have a depth of no more than 3 metres. This proposal would extend by 2.7 metres at ground floor and is therefore well within guidelines suggested in the SPG.

7.03 The introduction of a characteristic catslide roof design in this location would have a positive impact upon visual amenities. I consider this design form entirely acceptable, and I would agree with the applicants' comments that catslide roofs are a common feature on many nearby properties and it would help integrate the proposed extension into the overall design of the property.

7.04 Paragraph 5.7 of the SPG states that "*A first floor extension should not exceed 1.8m (with two storey rear extensions the potential can be even greater). Leaving a gap to the boundary with your neighbour may offset this requirement slightly depending on the distance allowed.*" Paragraph 5.9 goes on to say that "*On well spaced detached properties or where an extension is to be built away from the boundary a larger extension may be acceptable.*"

- 7.05 The catslide roof would provide a first floor extension of 1.5m squared which is within the guidance set out in paragraph 5.7 in the SPG at less than 1.8m. The proposed extension would be built in from the common boundary with the neighbouring property 'No13' by approximately 1m. The 1.8m projection as set out in the policy above is intended to protect the neighbouring amenities of adjoining properties. In this case the host property is already set back from 'No13' by approximately 4m as between the proposed extension and the neighbouring property is the neighbour's garage which is single storey with a steep pitch roof. The properties are well spaced detached dwellings and although objections have been raised on the grounds of impact to the neighbouring dwelling I do not consider that this element of the proposal would have any additional impact than the current layout.
- 7.06 Careful consideration has been given to the amenities of the neighbouring properties in the determination of this application. Members will be aware that the planning system cannot be used to protect a view, in this case across the applicants' land. I therefore recommend that permission be granted.

8.0 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.

Grounds: In pursuance of Section 91 of the Town & 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 extension hereby permitted shall match those on the existing building in terms of type, colour and texture.

Grounds: In the interests of visual amenity.

Council's approach to this application

The Council recognises the advice in paragraphs 186 and 187 of the National Planning Policy Framework (NPPF) and seeks to work with applicants in a positive and proactive manner by offering a pre-application advice service; having a duty planner service; and seeking to find solutions to any obstacles to approval of applications having due regard to the responses to consultation, where it can reasonably be expected that amendments to an application will result in an approval without resulting in a significant change to the nature of the application and the application can then be amended and determined in accordance with statutory timescales.

In this case the proposal was submitted to the Planning Committee for their decision as the applicant is a member of staff.

- 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.