

2.2 REFERENCE NO - 15/501326/FULL		
APPLICATION PROPOSAL Removal of front porch, erection of single storey rear extension with light lanterns and erection of detached double garage and new vehicular access		
ADDRESS Chandlers, Stockers Hill, Rodmersham, Kent, ME9 0PJ		
RECOMMENDATION – Grant subject to conditions and any further representations (closing date 30/3/15)		
SUMMARY OF REASONS FOR RECOMMENDATION No significant harm to neighbouring amenity, acceptable design and improvement to highway safety		
REASON FOR REFERRAL TO COMMITTEE Applicant is a Borough Councillor		
WARD West Downs	PARISH/TOWN COUNCIL Rodmersham	APPLICANT Mr M Phillips & Mrs M Bonney AGENT Mr K Plumb, 53 Woodstock Road, Sittingbourne
DECISION DUE DATE 10 th April 2015	PUBLICITY EXPIRY DATE 30 th March 2015	
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):		
App No	Proposal	Decision
SW/74/0574 – Extension to dining room (Approved)		

1.0 DESCRIPTION OF SITE

- 1.1 The application is a substantial detached house located on Stockers Hill, a rural road characterised by detached dwellings, with fields located to the north opposite the property and to the rear of the site
- 1.2 The site itself has a large frontage with space to park several cars, the property is set off the boundaries with the dwellings either side. It has a series of rear single storey extensions that would be replaced under this proposal.
- 1.3 The property has a wide front elevation with a section containing a garage at ground floor that projects forward of the remainder of the elevation. The property is faced in render at first floor level over brickwork elevations. The existing porch is of brick and tile construction with a pitched roof and has no particular architectural merit.
- 1.4 The site is located within the built up area boundary of Rodmersham.

2.0 PROPOSAL

- 2.1 This application seeks planning permission to remove the existing front porch, to erect a single storey rear extension and a detached double garage, as well as constructing a new second vehicular access.
- 2.2 The proposed rear extension would project 3m from the original rear elevation, with a small section in the centre projecting out slightly further creating a half octagon shape. The extension would cover the whole width of the rear elevation. An existing extension that covers the middle section of the property would be removed as part of the proposal. The proposed extension would be brick built, rendered and painted and finished off with a flat roof featuring two lantern lights
- 2.3 The proposed garage would be located close to the north eastern side boundary of the site. It would measure 8.9 metres in depth by 7.2 metres in width. In terms of design it would feature a pitched roof with a barn style hip and brick courses above the doors.
- 2.4 The new vehicular access would be located along the north eastern boundary of the site to allow for in and out access.

3.0 PLANNING CONSTRAINTS

None

4.0 POLICY AND OTHER CONSIDERATIONS

- 4.1 The policies most relevant to this application are E1 (General Development Criteria), E19 (High Quality Design), E24 (Household Extensions) and T1 (Safe Access).

5.0 LOCAL REPRESENTATIONS

- 5.1 Rodmersham Parish Council raises no objection to the application.
- 5.2 I hope to receive the views of Kent Highway Services before the meeting (closing date 30th March 2015)

6.0 CONSULTATIONS

- 6.1 None received to date (closing date 30th March 2015)

7.0 APPRAISAL

- 7.1 The key considerations for Members to determine in this case is whether the proposals are acceptable in terms of impact on neighbouring amenity, in terms of design and whether there would be any detriment to highway safety.
- 7.2 With regards to the first issue, the property is set some distance from the neighbouring properties, (6.7 metres and 12.2 metres) and as such, I do not consider the proposed extension would result in any significant overshadowing issues. In addition, the garage has been carefully sited to ensure it neither projects significantly forward of the neighbouring property nor beyond it either.
- 7.3 In terms of the design, the extension would be located to the rear of the property and would not be publically visible. It is of a modern design that would compliment the

appearance of the property which has previously been extended to the rear in a slightly haphazard manner with separately designed extensions.

- 7.4 Finally with regards to highway safety, the proposal involves inserting an additional access to enable an in and out driveway design. This will allow much safer access and egress to the property. In addition, there is extensive space for parking at the front of the property including the proposed double garage. I therefore do not consider highway convenience would be affected.

8.0 RECOMMENDATION – planning permission be granted subject to the views of Kent Highway Services and any other representations (closing date 30/3/15) and 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 and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2) Details of any facing materials to be used on the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The development shall then be constructed in accordance with the approved details.

In the interests of good quality design

- 3) The double garage hereby permitted shall be used only for purposes incidental to the enjoyment of the dwelling and not for any commercial purposes.

Grounds: In the interests of the amenities of the area.

Council's approach to the 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 and as appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance the application was acceptable as submitted.

- 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.