

2.3 REFERENCE NO - 14/505395/FULL			
APPLICATION PROPOSAL Two storey rear extension and erection of outbuilding, comprising double garage and store			
ADDRESS 17 Dane Close Hartlip Kent ME9 7TN			
RECOMMENDATION : APPROVE			
SUMMARY OF REASONS FOR RECOMMENDATION OF APPROVAL The overall design of the extensions to the dwelling and the outbuilding to the rear are acceptable and their impact upon the residential amenities of the occupants of the adjoining properties is acceptable.			
REASON FOR REFERRAL TO COMMITTEE Parish Council and Ward Member objection			
WARD Hartlip, Newington & Upchurch	PARISH/TOWN COUNCIL Hartlip	APPLICANT Mrs V M Murray AGENT Mr R Baker	
DECISION DUE DATE 23/01/15	PUBLICITY EXPIRY DATE 23/01/15	OFFICER SITE VISIT DATE 19/02.15	
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
SW/05/1151	Erection of a conservatory at the rear	Approved	01.10.05

MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.01 The site consists of a large, modern detached house which is situated within a small modern cul-de-sac off Dane Close in the village of Hartlip. The estate is outside but adjoins the Hartlip conservation area.
- 1.02 The dwelling has been extended at the rear with a conservatory and there is a flat roofed double garage and outbuilding at the rear of the dwelling. The garage is aligned with the neighbour's rear double garage and is sited almost 8.0 metres from the rear wall of the dwelling.
- 1.03 The adjoining dwelling at no. 16, Dane Close is sited 5.0 metres from the side boundary with the applicant's house.

2.0 PROPOSAL

- 2.01 It is proposed to construct a two storey rear extension to the dwelling for a breakfast room, and bedroom extension. It is also proposed to replace the double garage with a new double garage and small wet room, with a store room in the roofspace at the rear of the dwelling. Originally the garage was to include a gym area but this has been removed in amended drawings.
- 2.02 The two storey extension would project 3.5 metres to the rear, would be 3.8m wide, and 6.7m high to the ridge of its roof.

- 2.03 The plans for the garage have been amended with the originally proposed front and rear gables of the garage removed and replaced with a fully hipped roof. The garage would measure 10 metres deep, 6 metres wide, with a ridge height of approximately 6 metres.

3.0 SUMMARY INFORMATION

- 3.1 The applicant has submitted a brief statement, explaining the changes which have been made to the originally submitted plans, following the receipt of objections to these proposals from the adjoining neighbours.

4.0 POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Development Plan: Policies E1, E10, E19 and E24 of the Swale Borough Local Plan 2008 are relevant

The adopted Supplementary Planning Guidance entitled: "Designing an Extension – A Guide for Householders", in respect of two storey rear extension, is pertinent here.

5.0 LOCAL REPRESENTATIONS

- 5.01 Two letters from local residents have been received which raise the following issues:-
- The proposal more than doubles the size of the existing garage.
 - The front extension to the garage is 16 feet in length and the apex of the roof is 20 feet in height.
 - The extension to the garage causes a loss of visual amenity
 - The garage extension overshadows and overlooks the adjoining property.
 - The enlarged outbuilding impinges upon the low housing density of Dane Close.
 - Approval of these proposals would set a precedent for further development which would damage the appearance of housing estate.
 - The replacement of the garage with a larger building in terms of height and floor area does not fit in with the conservation area status for the area.
 - The outbuilding will have a front facing second floor window, which will look at the rear of the adjoining houses and affect people's privacy.
 - A second window at the rear will invade the privacy of the occupants of the adjoining dwelling.
- 5.02 Two further representations have been received in response to the re-consultation on the amended plans, summarised as follows:
- The amended proposal simply replaces the gable ends of the originally proposed outbuilding with a hip roof design. Whilst this eliminates any overlooking of my property it does not materially reduce the mass of the proposed outbuilding or its proximity to the proposed main house extension and the remaining points in my original objection therefore remain valid.
 - I am pleased to note the revised details to this proposed development. However my comments as to the enlarged footprint of this development and the conflict that exists in respect to the conservation status of this area remain valid.

6.0 CONSULTATIONS

6.1 Hartlip Parish Council raised objection to the plans as originally submitted, for the following reasons:-

- It is a large extension which alters the configuration of houses and the form of Dane Close.
- A smaller extension is preferred which is in keeping with the built form of Dane Close.
- The garage is sited behind the building line and the extensions would begin to start a terracing effect for the open estate.
- The proposed outbuilding is out of keeping with the remainder of the properties off Dane Close.
- The proposals will affect the amenities of the properties at no's 16 and 18, Dane Close.

6.02 The Parish Council has commented as follows regarding the amended plans:

"Members of Hartlip Parish Council note the change in roofline of the outbuilding which is an improvement on the original proposal but HPC still objects to the application.

The proposal is still a major one and is very much larger than the configuration of the pattern of the houses and form of Dane Close.

The main concern of Members of the Parish Council is still with the proposal for the outbuilding. The proposal is not in keeping with the prevailing built form/layout of Dane Close. The proposed building is very large and comes within close proximity to the house/main residence. This would not appear to be permissible. The proposed garage, due to its size and location would fall behind the build line and would start to produce a terracing effect in what is an open estate. The proposed outbuilding would be out of keeping with the rest of Dane Close.

The proposed outbuilding will affect the amenity of numbers 16 and 18 Dane Close and no doubt you will consider carefully any matters put forward by the neighbours."

6.03 Councillor Wright, one of the Ward Members, has raised objections to these proposals for the following reasons:-

- The forward extension of the garage and its extension in length, will be out of character and harm the amenity of the area and that of its neighbours.
- None of the houses on the estate have pitched roofed garages and these proposals would spoil the openness and character of the estate.
- The rear extension to the house is acceptable.

7.0 BACKGROUND PAPERS AND PLANS

7.1 The submitted application forms, plans and subsequent amended plans.

8.0 APPRAISAL

Principle of Development

8.01 The site lies within the built up area of Hartlip, where extensions and outbuildings to dwellings are acceptable as a matter of principle.

Visual Impact

- 8.02 The proposed extension would not be readily visible from public vantage points, and would be of a scale and design appropriate to the dwelling.
- 8.03 Whilst the garage would have a pitched roof and others in the area do not, this would not in my opinion harm the character and appearance of the area. In addition, the increase in scale of the garage would not in my opinion be harmful to the amenities of the area. The amendments to the design of the garage, changing it from a gable roof to a hipped roof have resulted in a design that would not appear bulky or overly prominent and the use of pitched roofs is to be encouraged. The garage is single storey only and would not give rise to a “terracing” effect or loss of openness between dwellings within the cul de sac. I do not consider that the design of the garage would harm the character and appearance of the area. It is of an appropriate design.

Residential Amenity

- 8.04 The proposed two storey extension would be set a significant distance from the dwellings either side –10 metres from the closest dwelling, (no.16 Dane Close) and would not in my view harm the amenities of the occupiers of this dwelling.
- 8.05 The proposed garage would be sited 7 metres from the closest dwelling (no.16 Dane Close) and to the north of this dwelling. As such, it would not give rise to overshadowing, and the amendment to the design of the building has negated any possible overlooking. The building would have a high pitched roof, but this would not in my opinion appear overbearing or otherwise harmful to the amenities of the residents of this dwelling. It would be located a substantial distance from the dwelling to the north and would not in my opinion have a detrimental impact on the amenities of the occupiers of this dwelling.
- 8.06 Members will note that reference is made in the representations received to the conservation area and local residents seem to be of the view that the site either falls within the conservation area or is adjacent to it. This is not the case – the conservation area specifically excludes Dane Close, and at its closest point is in excess of 100 metres from the proposed extension, with dwellings and domestic gardens between the conservation area boundary and the application site. The proposed development would not have an impact on the setting of the conservation area.

9.0 CONCLUSION

- 9.01 In my view the proposed development would not harm the visual amenities of the area, nor the amenities of nearby residents, and I recommend that planning permission is granted.

10.0 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 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 shall be carried out in accordance with the following approved drawings which were received on the 22nd.January 2015

Extension Elevations, Ground Plans & Schedule of Materials Ref. No. 2453 / 2A

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 extension and outbuilding hereby permitted shall match those of the existing building in terms of type, colour and texture.

Reason: In the interests of visual amenity.

Council's approach to this 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.

As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

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.