

REPORT SUMMARY

2.4 REFERENCE NO - 23/500240/FULL			
APPLICATION PROPOSAL			
Erection of a two storey pitched roof side and a single storey linked to garage rear extension including changes to fenestration (Resubmission 22/505026/FULL).			
ADDRESS 7 Cinnabar Drive Sittingbourne Kent ME10 5LA			
RECOMMENDATION that planning permission is Granted subject to conditions			
SUMMARY OF REASONS FOR RECOMMENDATION/REASONS FOR REFUSAL			
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 The Meads	PARISH/TOWN COUNCIL Bobbing	APPLICANT Mr Paul Thompson AGENT Alpha Design Studio Limited	
DECISION DUE DATE 08/03/23	PUBLICITY EXPIRY DATE 17/03/23	CASE OFFICER Katie Kenney	

Planning History

22/505026/FULL

Erection of a two storey pitched roof side extension, including link to garage.

Refused Decision Date: 23.12.2022

1. DESCRIPTION OF SITE

- 1.1 7 Cinnabar Drive is a part gable, mock Tudor fronted detached property situated in the defined built-up area of Sittingbourne, but falling within the Parish of Bobbing.
- 1.2 It has a detached, original, pitched roof double garage to the rear. There is amenity space to the front which has been hard landscaped to allow for off road parking and amenity space to the rear.
- 1.3 The property faces side-on to Cinnabar Drive, and is one of a small number of properties that utilise a private shared access from the main road.
- 1.4 The immediate streetscene here comprises detached dwellings of broadly similar design.

2. PROPOSAL

- 2.1 The application (as amended) seeks planning permission for a two storey side extension of approximately 3.7m in width. The extension would be set back slightly from the main front wall of the dwelling and lower in ridge height. It would be sited to the north of the dwelling and adjacent to Cinnabar Drive, with a gap of approximately 2.8 metres to the pavement edge. The extension would incorporate detailing, including a front roof gable feature, to match the existing dwelling. A single storey extension is proposed to the rear

of the two storey extension which would be approx. 3.5 metres in depth and would link to the existing garage at the property.

- 2.2 The garage door would be relocated to the side elevation of the garage, and this space is shown to be utilised as a store.
- 2.3 The alterations would accommodate an extra bedroom upstairs with en-suite and a living area with utility room downstairs.

3. PLANNING CONSTRAINTS

- 3.1 Within built confines of Sittingbourne

4. POLICY AND CONSIDERATIONS

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

CP4 - Requiring good design

DM7 - Parking

DM14 - General development criteria

DM16 - Alterations and extensions.

- 4.2 Supplementary Planning Guidance (SPG) 'Designing an Extension - A Guide for Householders'.
- 4.3 SBC Vehicle Parking Standards Supplementary Planning Document (SPD) which is pursuant to Policy DM7 of the Bearing Fruits Local Plan Adopted 2017. The SPD was adopted by the Council in June 2020 and is a material consideration in the determination of planning applications.

5. LOCAL REPRESENTATIONS

- 5.1 **Bobbing Parish Council** – Object to the application on the grounds of impact upon character, the size of the extension, share neighbours concerns, and impact on parking.
- 5.2 Following the submission of amended plans, **Bobbing Parish Council** confirmed that they stand by their original comments.
- 5.3 3 neighbour comments received, objecting to the development on the following summarised grounds -
 - The extension would be out of proportion with the existing property and immediate area, causing visual harm
 - Concerns with parking provision
 - Concern regarding access, egress, noise, cleanliness and safety around the Close during and after construction
 - Would like reassurance that the privately owned shared driveway would be maintained and repaired, if necessary, after construction
 - The development would set a precedent across the estate
 - Loss of light concerns
 - Loss of sense of openness
 - High risk of surface water flooding on the plot
 - The garage is incorrectly drawn on the plans with a number of discrepancies
 - Conflict with the Council's SPG on house extensions
 - Failure to comply with various policies within the adopted Local Plan.

- 5.4 Following the submission of amended plans, two of the objectors provided further comments stating that the amendments had not addressed any of their concerns.

6. CONSULTATIONS

- 6.1 None received.

7. BACKGROUND PAPERS AND PLANS

- 7.1 Plans and documents provided as part of application 23/500240/FULL.

8. APPRAISAL

Principle of Development

- 8.1 The application site is located within the built-up area boundary of Sittingbourne, where the principle of domestic extensions and alterations are generally acceptable, subject to the proposal meeting the requirements of more detailed Local Plan policies, particularly policies DM14 (General Development Criteria) and DM16 (Extensions and Alterations to Buildings) which are considered further below.
- 8.2 This application follows a previously refused application for a larger extension than is now proposed. The refused scheme was for a side extension that was larger in width (4.9m) and depth (the two storey element extended to the existing garage to the rear), and extended closer, being 1.1 metres to the boundary with Cinnabar Drive. The extension was refused for the following reason:

The proposed extension, by virtue of its significant size, scale, massing, poor design and siting, would represent an imposing and dominant form of development that would be out of proportion with the existing dwelling and would cause significant harm to the character and appearance of the area and streetscene. This would be contrary to Policies, CP4, DM14 and DM16 of Bearing Fruits 2031 - The Swale Borough Local Plan, and to the Swale Borough Council "Designing an Extension" SPG.

Visual Impact

- 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. Policies DM14 and DM16 of the Local Plan support 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 The Council's Householder Extensions SPG provides guidance for extensions, which includes advice that they should be of appropriate scale and not oversized, and should pay careful attention to the existing streetscene and character of an area. The SPG advises that two storey extensions should normally maintain a gap of 2 metres to side boundaries, although this is to maintain separation and openness between buildings and to avoid a "terracing effect", particularly at first floor level, which is not directly relevant here as the extension would be adjacent to the road.
- 8.5 The existing dwelling faces side-on to Cinnabar Drive, separated by a driveway and small landscaped verge. It is within a residential area characterised by moderate to large detached houses set behind grassed verges and gardens.

- 8.6 The proposed two storey side extension, as amended, has been designed to be subservient in scale, width and height to the main dwelling, in accordance with advice in the SPG. It has been significantly reduced in size in comparison to the refused scheme and is considered to relate well to the scale, form and design of the existing dwelling.
- 8.7 The two storey extension would be sited adjacent to the footway on Cinnabar Drive. It would be at a slight taper to the road, being approximately 2.8 metres from the edge of the footway at its nearest point and 4.4 metres at its furthest point. This would result in the flank wall of the dwelling being closer to Cinnabar Drive and more prominent in the streetscene. However, the set back from the footway would be comparable to other dwellings in the immediate vicinity of the site that also face side-on to the road, including 1 Cinnabar Drive (3 metres set back at closest point), 14 Cinnabar Drive (3.3 metres set back), and 20 Cinnabar Drive (1.4 metres set back). In addition, whilst the refused scheme included a two storey extension that extended well beyond the rear of the existing dwelling, this proposed two storey extension does not extend any further than the rear of the main house. As such, the combined effect of siting the extension further away from Cinnabar Drive and reducing the depth of the extension has reduced its prominence and impact on the streetscene to what is now considered to be an acceptable level. It would not be out of character with the existing pattern of development in the road as evidenced by the comparable developments referred to above.
- 8.8 The single storey rear extension would link the garage to the house. It is of modest scale and design and lower in ridge height than the garage – and would be set further back from the road than the garage. This would not have an unacceptable impact upon the streetscene.
- 8.9 Taking the above into account, it is considered that this smaller revised scheme has overcome the previous reason for refusal. It would not harm the character or appearance of the area and would accord with policies CP4, DM14 and DM16 of the Local Plan.

Residential Amenity

- 8.10 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, in an unreasonable loss of privacy, in an unreasonable loss of outlook or result in excessive noise or odour pollution.
- 8.11 The neighbouring properties most likely to be affected by the proposed extensions would be Nos 1 and 9 Cinnabar Drive. Although the dwelling at No. 5 is closer to the application property, the extensions would be built on the north side of the property and on the furthest side from No 5. For this reason it is not considered that this property would be affected in terms of light, privacy or outlook.
- 8.12 The extension would be sited more than 21m from No 1 Cinnabar Drive, and would face it across the existing shared drive. It is not considered there would be any significant impacts to this property given this distance.
- 8.13 No 9 Cinnabar Drive is sited immediately to the rear of the application property. It fronts onto Cinnabar Drive and its flank wall faces the rear of the application site. The two

storey extension would be on the north side of the dwelling and would be sited 13 metres from the main flank wall of No. 9. The proposed extension would not significantly change the relationship between the application property and No 9. It would not cause any material overlooking compared to the existing relationship between the dwellings and in any case it is noted the rear window in the proposed first floor would be to a bathroom. Neither would it result in any loss of light to main windows sited to the front and rear of No 9 and it would be set back behind the existing garage. The flank wall to No.9 contains a landing window and a kitchen window at ground level which is sited under an existing canopy roof to the dwelling. It is not considered the extension would be likely to cause any unacceptable impacts to these windows, which in any case do not serve habitable rooms. Whilst the comments from the neighbour are noted, the proposal is not considered to have a negative impact in a manner that could reasonably warrant a reason for refusal of this application.

- 8.14 The various concerns raised by neighbours regarding impacts on amenity during construction are noted. However this is not a matter that the planning system can reasonably control for a small scale extension. Issues raised such as possible damage to the shared driveway are civil matters and not controlled under the planning system.

Parking/Highways

- 8.15 Policy DM7 states that parking requirements in respect of any new proposed developments should be in accordance with vehicle parking standards. The Swale Borough Council Vehicle Parking Standards Supplementary Planning Document (SPD) was adopted by the Council in June 2020 and is a material consideration in the determination of planning applications.
- 8.16 For a dwelling of this proposed size (5 bedrooms), there should be minimum parking availability for 2 to 3 vehicles - spaces of which should be minimum 5.0m x 2.5m. 3 spaces have been marked on the proposed site plan measuring 5.0m x 2.5m which provides acceptable parking provision. The loss of the garage as a parking space is acceptable given the provision of spaces as proposed.

Other Matters

- 8.17 A neighbour has raised concern that the site is at high risk of surface water flooding. However, it appears from Environment Agency maps that the site itself is at low risk.
- 8.18 A neighbour has also raised concern that the drawings are inaccurate. Amended plans have been received to accurately show the siting of the existing garage.

9. CONCLUSION

- 9.1 Having taken all the above into account, it is considered that the proposal has overcome the previous reason for refusal. It has been reduced in scale and subservience and sited further from the footway on Cinnabar Drive. As such it now relates well to the existing dwelling and streetscene in general. It is not considered that the proposal would have any significant impact on the surrounding neighbours. As such the application complies with the relevant policies within the Local Plan and it is recommended 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 drawings 1642 – 13B and 1642 – 14B.

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 applicant/agent was advised of minor changes required to the application and these were agreed.

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

23/500240/FULL - 7 Cinnabar Drive, Sittingbourne, Kent. ME10 5LA
Scale: 1:1250
Printed on: 15/5/2023 at 16:04 PM by KellyS

