

**PLANNING COMMITTEE – 17 AUGUST 2023****PART 2**

Report of the Head of Planning

**PART 2**Applications for which **PERMISSION** is recommended

<b>2.1 REFERENCE NO: 23/500942/FULL</b>		
<b>PROPOSAL</b> Raising the roof height and a loft conversion with dormers to front and rear including 6 no. roof lights and changes to fenestration.		
<b>SITE LOCATION</b> Woodseaves Staplestreet Road Dunkirk Kent ME13 9TJ		
<b>RECOMMENDATION</b> – Delegate to the Head of Planning to grant planning permission subject to appropriate safeguarding conditions as set out in the report, with further delegation to the Head of Planning to negotiate the precise wording of conditions, including adding or amending such conditions.		
<b>APPLICATION TYPE</b> Householder		
<b>REASON FOR REFERRAL TO COMMITTEE</b> Dunkirk Parish Council Objection		
<b>Case Officer:</b> Mandi Pilcher		
<b>WARD</b> Boughton and Courtenay	<b>PARISH/TOWN COUNCIL</b> Dunkirk	<b>APPLICANT</b> Mr & Mrs Glaiser-Cred  <b>AGENT</b> Blink Architecture
<b>DATE REGISTERED</b> 28/2/23	<b>TARGET DATE</b> 25/4/23	<b>CASE OFFICER:</b> Mandi Pilcher
<b>BACKGROUND PAPERS AND INFORMATION:</b> <a href="https://pa.midkent.gov.uk/online-applications/applicationDetails.do?keyVal=RQJ2Q7TYHNI00&amp;activeTab=summary">https://pa.midkent.gov.uk/online-applications/applicationDetails.do?keyVal=RQJ2Q7TYHNI00&amp;activeTab=summary</a>		

**1. SITE LOCATION AND DESCRIPTION**

- 1.1 Woodseaves is a detached 'L' shaped bungalow situated in the defined built-up area boundary of Boughton Under Blean. The property is set back from the highway, with a driveway leading to an attached garage and landscaped front garden. To the rear is an enclosed private amenity.
- 1.2 The properties in the surrounding area are a mix of sizes and designs, including bungalows and two storey properties.

## 2. PLANNING HISTORY

- 2.1 **SW/89/0015** – Planning permission granted on 02.03.1989 for a ‘Proposed front and rear extension.’

## 3. PROPOSED DEVELOPMENT

- 3.1 Planning permission is sought for the raising of the roof height by 1.4m, including three rear facing and one front facing pitched roof dormers. The front projecting element of the property would be altered from a hipped roof to a front facing gable end. The alterations would turn the property from a bungalow into a 1 and a half storey dwelling with rooms in the roofspace to form a chalet bungalow.
- 3.2 The proposal includes six rooflights, two on each of the side facing roofslopes of the front projecting element of the dwelling and two on the front roofslope. The changes to the fenestration would include the removal of a window on the south elevation at ground floor level, the introduction of bi-fold doors for the kitchen/dining area and glazed doors at first floor level with a Juliet balcony on the front elevation. The materials proposed are brickwork and tiles to match that of the existing dwelling and the introduction of white render.

## 4. CONSULTATION

- 4.1 The application was advertised via a site notice and neighbour notification letters. Three neighbour letter objections were received, raising the following summarised concerns. Full details of representations are available online.:
- Loss of privacy
  - Create overshadowing
  - Loss of sunlight
  - Out of character with surrounding pattern of development
  - Located next to one of the oldest houses in the village [Officer note – this property is not listed and therefore the age of the property as a standalone matter is not material to the consideration of this scheme]
- 4.2 Dunkirk Parish Council object to the application for the following reasons:
- Concerns regarding the scale, bulk and design
  - The front dormer is not in accordance with the Council’s SPG
  - Concerns regarding impact upon the living conditions of neighbouring occupiers in respect of overshadowing and loss of privacy
  - Increase in height would potentially have an impact upon solar panels on the neighbouring bungalow
- 4.3 Following amended drawings being provided and a change to the description of development the application was re-advertised. In response, no further letters from neighbouring occupiers were received.
- 4.4 In respect of this further consultation Dunkirk Parish Council continue to maintain their objection based on the bulk and mass that will be introduced to the streetscene. It was acknowledged that any impact upon the privacy of neighbouring occupiers is now less of an issue in comparison to the originally submitted scheme.

## 5. DEVELOPMENT PLAN POLICIES

### 5.1 Bearing Fruits 2031: The Swale Borough Council Local Plan 2017

**ST3** The Swale Settlement Strategy  
**CP4** Requiring good design  
**DM7** Vehicle parking  
**DM14** General Development criteria  
**DM16** Alterations and extensions

### 5.2 Neighbourhood Plans

The Boughton and Dunkirk Neighbourhood Plan (BDNP) was recently approved by referendum and now forms part of the statutory development plan for Boughton and Dunkirk Parishes. The relevant policies within the BDNP are as follows:

*“E7 - Development within the village envelope will be supported in principle providing it promotes the re-use, recovery and restoration of previously developed sites.*

*E9 - Variety in density, layout, building orientation and sizes will be sought to reflect the local context. Building styles and materials must also respect and positively contribute to local distinctiveness.”*

### 5.3 Supplementary Planning Guidance/Documents

Supplementary Planning Guidance Designing an Extension – A guide for Householders  
Supplementary Planning Document - Swale Parking Standards

## 6. ASSESSMENT

6.1 This application is reported to the planning committee because the Parish Council has objected to the proposal. Considering these comments and the proposal that has been submitted, the committee is recommended to carefully consider the following main points:

- The Principle of Development
- Design of the proposed development
- Living Conditions of neighbouring occupiers

### **Principle**

6.2 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 sets out that the starting point for decision making is the development plan unless material considerations indicate otherwise.

6.3 The National Planning Policy Framework provides the national policy context for the proposed development and is a material consideration of considerable weight in the determination of the application. The NPPF states that any proposed development that accords with an up-to-date local plan should be approved without delay. At the heart of the NPPF is a presumption in favour of sustainable development and for decision-taking this means approving development that accords with the development plan.

6.4 Policy ST3 of the Local Plan 2017 supports the principle of development within the built up area boundary of established towns and villages within the Borough.

- 6.5 The site lies within built confines of Boughton Under Blean and therefore the principle of development is considered acceptable subject to the consideration of other material planning considerations.

### **Character and Appearance**

- 6.6 The National Planning Policy Framework attaches great importance to the design of the built environment and that design should contribute positively to making places better for people. The Local Plan reinforces this requirement.
- 6.7 The surrounding area is comprised of dwellings constructed in a variety of styles and designs. There are both single storey and two storey dwellings in the local context, and the site is flanked on one side by a bungalow and on the other by a two storey dwelling. On this basis, the chalet bungalow that the proposal would create would sit comfortably in the streetscene. The dormer windows are appropriately scaled in relation to the roof and incorporate a pitched roof design which is acceptable. The external finishing materials, which comprise brickwork and tiles to match the existing dwelling and the introduction of render, would not be out of keeping with the surrounding area on the basis of the wide range of materials already present.
- 6.8 Taking the above into account, in respect of the character and appearance of the proposal the scheme is considered to comply with policies CP 4 and DM 16 of the Local Plan, the Boughton and Dunkirk Neighbourhood Plan and the NPPF.

### **Living conditions**

- 6.9 The Local Plan requires that new development has sufficient regard for the living conditions of neighbouring occupiers.
- 6.10 The main properties impacted upon the proposal are those either side of the application site and those to the rear. Whilst the increase in ridge height and alterations to the roof form will add bulk to the host dwelling it will not project beyond the rear elevation of 'Sayerland' - the adjacent property located to the north of the application site. Furthermore, the extension to the frontwards projection is considered to be suitably separated. Any impacts from the proposal upon this property are therefore considered to be acceptable.
- 6.11 Turning to the dwelling located to the south known as Jubilee House, this dwelling is located approx. 10.5m from the application site and as such any impact of the proposal upon the living conditions of the occupants of this dwelling is considered to be acceptable.
- 6.12 The properties to the rear are located approx. 26m from the host property and as such are considered to be suitably separated to avoid any harmful overlooking impacts.
- 6.13 There are a number of rooflights to be included within the frontward projection, however, given their upward orientation within the roof space coupled with the separation distance from neighbouring occupiers any impact from these windows in respect of a potential loss of privacy is considered to be acceptable.
- 6.14 Taking the above into account the proposal is considered to have an acceptable impact upon the living conditions of surrounding dwellings in accordance with policies DM 14 and DM 16 of the Local Plan 2017, the Boughton and Dunkirk Neighbourhood Plan and the NPPF.

### **Transport and Highways**

- 6.15 The NPPF promotes sustainable patterns of development and expects land use and transport planning to work in parallel in order to deliver such. A core principle of the NPPF is that development should:

*“Actively manage patterns of growth to make the fullest use of public transport, walking and cycling and to focus development in locations which are sustainable.”*

- 6.16 The NPPF also states that:

*“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”*

- 6.17 Local Plan policy promotes sustainable transport through utilising good design principles. It sets out that where highway capacity is exceeded and/ or safety standards are compromised proposals will need to mitigate harm.

- 6.18 In this case, the development will increase the number of bedrooms at the property to three. To accord with the adopted Parking Standards SPD, a three bedroom dwelling proposed in this location should provide two to three parking spaces. I note the property currently has off-road parking on a very long driveway and an attached garage. The driveway is sufficient to park three vehicles and as such the proposal is acceptable in this regard, and in accordance with the Council’s Parking SPD and policy DM 7.

### **Other Matters**

- 6.19 Although the majority of the comments made by interested parties have been discussed by virtue of the appraisal above, of the matter that remains the following comment is made. In respect of the solar panels on the adjacent dwelling, it is not considered that the limited increase in height of the dwelling would give rise to a significant loss of sunlight to the solar panels.

## **7. CONCLUSION**

- 7.1 On the basis of the above, the scheme is considered to be in compliance with policies CP4, DM7, DM14, DM16 of the Local Plan, the SPG and the relevant policies of the BDNP. I recommend planning permission be granted.

## **8. 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 permitted, including the specification of materials to be used shall be carried out in accordance with drawing P02 rev C.

Reason: For the avoidance of doubt and in the interests of proper planning.



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