

2.2 REFERENCE NO - 14/506863/FULL			
APPLICATION PROPOSAL Demolition of existing dwelling and proposed new dwelling with detached garage.			
ADDRESS Cedar Lodge Whybornes Chase, Minster-on-sea Kent ME12 2HZ			
RECOMMENDATION GRANT with conditions			
SUMMARY OF REASONS FOR RECOMMENDATION/REASONS FOR REFUSAL Called in by Ward Member			
REASON FOR REFERRAL TO COMMITTEE Called in by Ward Member			
WARD Minster Cliffs	PARISH/TOWN Minster	COUNCIL	APPLICANT Mr & Mrs. D Clarke AGENT Mr Nigel Sands
DECISION DUE DATE 13/03/15	PUBLICITY EXPIRY DATE 13/03/15	OFFICER SITE VISIT DATE	
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
SW/14/0515	Demolition of existing bungalow and erection of detached house.	Approved	16.06.14
Planning permission granted last year under delegated powers. The proposed dwelling was of an acceptable scale and design and would not give rise to any serious amenity concerns. The current application seeks to alter the design of the proposed house (as discussed in detail below).			
SW/14/0516	Erection of two semi-detached dwellings on land adjacent to Cedar Lodge	Refused	09.12.14
Members may recall this application, which was refused planning permission at committee last year. It proposed the erection of a pair of semi-detached houses on land to the side of Cedar Lodge (previously used as garden) on the grounds that “their bulk, scale and proximity to the boundaries of the site, would amount to cramped development which would be out of character with the surrounding properties and would harm the open character and appearance of the streetscene.”			
14/506851	Erection of detached dwelling on land adjacent Cedar Lodge	Pending	
This application – reported elsewhere on this agenda – seeks planning permission for the erection of a detached dwelling on land formerly serving as the side garden to Cedar Lodge.			

MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.01 Cedar Lodge was a detached bungalow situated on an unmade road within the built up area of Minster. The former dwelling sat to the north / left-hand-half of the plot close to the site frontage, with the remainder of the site providing a generous garden.
- 1.02 The dwelling has, however, recently been demolished (permission for demolition and replacement was granted under SW/14/0515, which is discussed at section 7 below) and the site has largely been cleared. There remains, however, a small greenhouse towards the rear of the plot and a small detached garage towards the front of the plot (adjacent to the southern boundary with “Santorini”) as well as some small trees / large bushes along the site frontage and low-level vegetation towards the rear of the plot.
- 1.03 The area is characterised by a mix of bungalows, chalet bungalows and two-storey houses, generally detached, and with generous plot sizes and rear gardens. Land levels slope downwards to the north, with the entrance to Norwood Rise being the lowest point and the area to the north of Santorini the highest.
- 1.04 As is common along unmade roads on the Island there is a degree of frontage parking, on a grassed verge, at both Cedar Lodge and a number of neighbouring properties.
- 1.05 The street scene is very mixed here, and very few dwellings look alike in the immediate surroundings. There is also approximately a 50/50 mix of two-storey and single-storey / chalet dwellings.

2.0 PROPOSAL

- 2.01 This application proposes the erection of a replacement dwelling and detached garage on the site of the now demolished bungalow known as Cedar Lodge.
- 2.02 The house would be set back from the road with a driveway (deep enough to accommodate 3 cars) to the side and a detached garage to the rear.
- 2.03 It will stand approximately 8.5m to the ride (5m to eaves) and measure approximately 12m deep by 7.6m wide. The front roof slope forms a catslide to one side – similar to the design of Santorini and Broad View to the south. Proposed external materials include yellow stock brick and smooth render at ground floor; cream-coloured weatherboard at first floor; concrete roof tiles and uPVC windows and doors.
- 2.04 The dwelling will provide 4 bedrooms, a bathroom and ensuite at first floor; and a kitchen / diner, lounge, utility room and WC at ground floor.

- 2.05 The proposed house will be 700mm shorter (front to back) and 100mm narrower than the dwelling previously approved on the site under SW/14/0515. The current drawings also reflect the correct position of the former bungalow.

3.0 SUMMARY INFORMATION

	Proposed
Site Area (ha)	0.1ha
Approximate Ridge Height	8.5m
Approximate Eaves Height	5m
Approximate Depth	12m
Approximate Width	7.6m
Parking Spaces	3
No. of Residential Units	1

4.0 POLICY AND OTHER CONSIDERATIONS

- 4.01 Policies E1, E19, H2 and T3 of the adopted Swale Borough Local Plan 2008 are relevant, and encourage the provision of well-designed new residential developments within existing built up areas of the Borough, subject to provision of appropriate levels of parking and no serious amenity impacts.
- 4.02 This is supported by the general thrust of the National Planning Policy Framework, which encourages sustainable development as a priority. The above Local Plan policies are considered to be in compliance with the NPPF.
- 4.03 The Council’s adopted Supplementary Planning Guidance (SPG) entitled “Designing an Extension” is relevant in that it recommends a minimum rear window-to-window distance of 21m. The SPG has been through a formal review and adoption process and thus remains a material consideration.

5.0 LOCAL REPRESENTATIONS

- 5.01 Minster Parish Council has no objections, and is pleased that their concerns in relation to the previous applications have been addressed.
- 5.02 One letter of objection has been received, commenting that the erection of two houses on a single plot would “*cut out our view,*” and also suggests that the applicant did not inform them of the proposed development. Members should be clear, however, that these items are not material planning considerations. Nevertheless the applicant has provided me with copies of the solicitor’s property searches for the neighbour in question which clearly note the intention to demolish the existing property and erect two dwellings in its place.
- 5.03 No other representations have been received.

6.0 CONSULTATIONS

- 6.01 Councillor Booth has requested that the application be reported to the Planning Committee, stating *“the reasons being as previously identified, overbearing, out of keeping with character of the area, inappropriate scale and presence.”*

7.0 BACKGROUND PAPERS AND PLANS

- 7.01 Members will be aware of the following applications, as noted above:
- 7.02 SW/14/0516 – Members refused planning permission earlier this year for the erection of a pair of semi-detached houses on the side garden of the property (a revised scheme for a single dwelling has been submitted for consideration under 14/506851, also on this agenda). The reason for refusal was given as:

“The proposed dwellings, by virtue of their bulk, scale and proximity to the boundaries of the site, would amount to cramped development which would be out of character with the surrounding properties and would harm the open character and appearance of the streetscene. The application is therefore considered to be contrary to saved policies E1 and E19 of the adopted Swale Borough Local Plan 2008 and to the advice of paragraphs 56 and 57 of the National Planning Policy Framework.”

- 7.03 SW/14/0415 – this application sought planning permission for demolition of the existing bungalow (now demolished) on the current application site and erection of a detached house. The application was approved last year under delegated powers as no objections were received. This application was also highlighted within the committee report for the above. Members should be under no doubt that the baseline for consideration of the current application is this previous approval.

8.0 APPRAISAL

Principle of Development

- 8.01 The application site is within the defined built up area of Minster and has good access to local shops, services and amenities. Further provision is available at Sheerness, which can be accessed via local public transport links or a short drive.
- 8.02 I therefore consider this to be a sustainable location for residential development and consider the proposal acceptable in principle, in accordance with the above adopted local and national policies.

Visual Impact

- 8.03 The proposed house is of a similar scale and design to that previously approved for the site (under SW/14/0515) and I therefore have no serious concerns in this regard. I believe that the dwelling will sit comfortably within the street scene and note the mixed character of the local area.

Residential Amenity

- 8.04 The proposed dwelling and garden are of a reasonable size, and would provide an acceptable standard of amenity for future occupants.
- 8.05 The proposed dwelling would be set away from the common boundary and the roof would also pitch away from the common boundary. This, along with the fact that there are no flank windows on Redland (adjacent) leads me to believe that there would be no serious amenity impacts on the adjacent residents.
- 8.06 I do not believe the scale or position of the proposed garage would give rise to any serious amenity concerns.
- 8.07 Minimum window-to-window distances as required by the Council's adopted SPG are maintained, and there is unlikely to be any serious overlooking of neighbouring properties from the proposed first floor windows. I have recommended the condition below restricting the insertion of flank windows to minimise potential for any overlooking in future.

Highways

- 8.08 The proposed garage would be undersized but the long side driveway would provide sufficient space to park three vehicles, which is in excess of minimum adopted requirements and I therefore have no serious concerns regarding parking provision.
- 8.09 I note local concern in relation to potential damage to the highway. This is not a planning consideration, but the applicant has indicated that they would be willing to repair any damage arising from construction vehicles.

Landscaping

- 8.10 The proposal includes provision for front and rear gardens and the landscaping conditions below would help to ensure that these areas would be suitably planted, which will help to soften the visual impact of the development.

Other Matters

9.0 CONCLUSION

9.01 The application proposes a new dwelling within a sustainable location and is thus in accordance with the general thrust of local and national policy in terms of sustainable development. The house itself is of an acceptable scale and design, and would not give rise to any serious amenity concerns.

9.02 Taking the above into account I recommend that planning permission should be 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 the permission is granted.

Reasons:In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- (2) No development shall take place until details of all external materials to be used on the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority.

Reasons:In the interest of visual amenity.

- (3) The sustainable construction measures stated within the submitted Sustainability Statement shall be implemented as detailed unless otherwise agreed in writing by the Local Planning Authority.

Reasons:In the interest of promoting energy efficiency and sustainable development.

- (4) The scheme of tree planting and landscaping shown on the submitted plans shall be carried out within 12 months of the completion of the development. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees or shrubs of such size and species as may be agreed in writing with the Local Planning Authority.

Reasons:In the interests of the visual amenities of the area.

- (5) No construction work in connection with the development shall take place on any Sunday or Bank Holiday, nor on any other day except between the following times: Monday to Friday 0730 - 1800 hours, Saturdays 0830 - 1300 hours unless in association with an emergency or with the prior written approval of the District Planning Authority.

Reasons:In the interests of residential amenity.

- (6) The parking spaces shown on drawings 13/2477/11B, received 13 January 2015, shall be kept available for the parking of vehicles and no permanent development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order) or not, shall be carried out on the land or in such a position as to preclude vehicular access thereto.

Reasons:Development without adequate provision for the parking or garaging of cars is likely to lead to car parking inconvenient to other road users and in a manner detrimental to highway safety and amenity.

- (7) No additional windows, doors, voids or other openings shall be inserted, placed or formed at any time in the north or south facing first floor walls or roof slopes of the dwelling hereby permitted, unless otherwise agreed in writing with the Local Planning Authority.

Reasons:To prevent the overlooking of adjoining properties and to safeguard the privacy of their occupiers.

- (8) Development shall not take place other than in accordance with drawings 13/2477/11B, received 13 January 2015.

Reasons:For the avoidance of doubt.

The 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.