

PLANNING COMMITTEE – 23 APRIL 2015

PART 3

Report of the Head of Planning

PART 3

Applications for which **REFUSAL** is recommended

3.1 REFERENCE NO - 14/501843/FULL			
APPLICATION PROPOSAL			
Two storey front and side extension with additional windows to North West Elevation			
ADDRESS 8 School Lane Newington Kent ME9 7LB			
RECOMMENDATION Minded to refuse			
SUMMARY OF REASONS FOR RECOMMENDATION/REASONS FOR REFUSAL			
This proposal still fails to achieve a good quality design that respects the setting of the adjacent listed building. I therefore consider that this application should be refused.			
REASON FOR REFERRAL TO COMMITTEE			
Current appeal against non-determination			
WARD	Hartlip, Newington & Upchurch	PARISH/TOWN COUNCIL	APPLICANT Mr Paul Taylor AGENT Mr Ken Crutchley
DECISION DUE DATE	21/10/14	PUBLICITY EXPIRY DATE	OFFICER SITE VISIT DATE 11/09/14
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
SW/06/0636	Detached double garage in front garden and conversion of existing garage to habitable room.	Refused and dismissed on appeal	
<i>Harmful to the character and appearance of the area and the setting of the adjacent listed building.</i>			
SW/10/0703	Double storey front extension to enclose existing ground floor porch and family room & new garage with first floor bedrooms over	Refused and dismissed on appeal	
<i>Harmful to the character and appearance of the area and the setting of the adjacent listed building.</i>			

SW/11/0954	Double storey front extension to enclose existing ground floor porch and garage & new family room with first floor bedrooms over.	Refused
<i>Harmful to the character and appearance of the area and the setting of the adjacent listed building.</i>		

MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.01 The application site lies within the built-up area boundary of Newington and is adjacent to a grade II listed building, Parsonage House which fronts the site at a right angle to the alignment of the highway. The surrounding area is characterised by a mix of house types and designs. A number have been extended in the past.
- 1.02 The application property is a two storey detached dwelling that was built 1960/1970. It has been extended to the rear in the past. The property has a driveway to the front and an extensive rear garden.

2.0 PROPOSAL

- 2.01 The proposed would provide a two storey front and side extension. Internally this would provide a family room and extended garage at ground floor and extensions to two existing bedrooms at first floor.
- 2.02 The ground floor would project to the front by 4.1m for the family room and 3 metres for the garage. At first floor, the extension would project 4.1m to the front. The first floor windows would have small gable pitches above them and would be set into the roof. A canopy would be provided to the front spanning across the front door and family room. The proposed finishing materials would match the existing dwelling.
- 2.03 The proposal also includes the provision of two additional ground floor windows within the northeast flank elevation (facing Parsonage House).

3.0 PLANNING CONSTRAINTS

Potential Archaeological Importance

Within the setting of Grade II listed building

4.0 POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF):

Paragraphs 56-68 of the NPPF requires good design

Paragraphs 126-141 of the NPPF refers to conserving and enhancing the historic environment.

National Planning Practice Guidance (NPPG) – Conserving and Enhancing the Historic Environment; Design; Determining a Planning Application.

Swale Borough Local Plan 2008 – Policies E1 (general development); E19 (high quality design); E24 (extensions and additions); E14 (Listed Buildings) and T3 (parking and turning).

Supplementary Planning Documents:

SPG – Designing an Extension – A Guide for Householders
SPG – Listed Buildings

5.0 LOCAL REPRESENTATIONS

Three representations have been received from local residents. A summary of their comments is as follows:

- Impact on listed building;
- Impact on privacy of nos. 6 & 11 School Lane and parsonage House;
- Design not in keeping with adjacent property;
- The extension would come past the existing building line;
- Harmful to the character of the area;
- A soakaway should be 5m from the building;
- Footings have already been laid for this extension;
- Size excessive for the plot;
- No scaffolding should be erected on their property;
- Construction should not take place at weekends and;
- There has been no real change since the previously refused applications.

6.0 CONSULTATIONS

6.01 Newington Parish Council have no objection to the proposal in principle but query the width of the extension which does not appear to be accurate. I have identified this discrepancy as a drafting error which could be corrected if permission was granted.

7.0 BACKGROUND PAPERS AND PLANS

Existing and proposed plans.

8.0 APPRAISAL

Introduction

- 8.1 The key issues in this case are the impact of the extension on the character and appearance of the area and the impact on the special historic character and appearance of the setting of Parsonage House – a Grade II listed building.
- 8.2 The proposed extension to the front of this property needs to be very sensitively designed owing to its prominence within the street scene and proximity to the adjacent listed building. It is my view that the extension has failed to achieve the standard of design that is required within this context. It is worth noting that the applicant has been given the opportunity to amend the scheme in a manner suggested by our in-house Design and Conservation Officer. These amendments would not have resulted in a significant reduction in the size of the proposed extension but would have provided a balanced and well proportioned appearance to the front and side elevations. The suggestion put forward was seen as a good compromise. Unfortunately, the applicant has refused to enter into any negotiations and has appealed against the non-determination of this application. It is therefore the case that the determination of this application rests with the Planning Inspectorate. The application is now being presented to Members for their resolution as to the Council's views on this application i.e. would they have approved or refused the application.

Impact on visual amenities

- 8.3 It is the case that the current proposal has scaled-back the proposed front extension when compared to the 2011 scheme that was refused (SW/11/0954). It is also acknowledged that the Inspector in his decision on SW/10/0703 did not rule out a sensitively designed front extension to this property. However, I do not consider that the current scheme goes far enough to address the previous concerns of the Inspector or of Planning Officers. There would still be a large expanse of unrelieved flank elevation that would appear to elongate the property in a way that is unsympathetic to the scale of the dwelling. The west flank elevation would be visible from School Lane. This, combined with the bulky nature of the front extension and poor design of the windows within the front elevation, would detract from the appearance and character of the street scene in my view.

Impact on the setting of Parsonage House

- 8.4 I do not consider that the development goes far enough to address the concerns of the Inspector for the 2010 scheme (SW/10/0703) in respect of the impact of the extensions on the setting of the listed building. Whilst the projection to the front of the dwelling has been reduced and the extension set away from the boundary with this property, I believe that there is still conflict. The part of the extension closest to the boundary with Parsonage House is

still bulky in appearance and would still contribute to an in-filling of the gap between

the properties. The Inspector noted that this gap is an important part of the setting of the listed building. Also of note in the Inspector's decision is that he considered the symmetry of the windows to the first floor to challenge the listed building. I note that the current scheme has not addressed this point.

- 8.5 As such, I consider that the proposed extensions would have a harmful impact on the character and appearance of the setting to Parsonage House.

Other matters

- 8.6 There would be no new flank windows within the first floor of the property. In fact, the proposal would result in the loss of a first floor flank window that currently faces no. 6 School Lane. The proposed new ground floor windows would not overlook Parsonage House as they would not exceed the height of the boundary treatment between these properties. I therefore consider that the proposal would cause no undue overlooking of the neighbouring properties.

9.0 CONCLUSION

- 9.01 Having considered the comments from local residents, the parish council and the relevant planning policies, I am of the view that this proposal still fails to achieve a good quality design that respects the setting of the adjacent listed building. I therefore consider that this application should be refused.

10.0 RECOMMENDATION – Members are minded to refuse on the following grounds:

1. The proposed extension by virtue of its scale, bulk and design would harm the character and appearance of the dwelling itself and the character and appearance of the streetscene contrary to Policies E1, E19 and E24 of the Swale Borough Local Plan 2008.
2. The proposed extension would, by virtue of its bulk, scale, design and proximity to the adjacent grade II listed building (Parsonage House), have an unacceptable impact on the setting of this listed building contrary to policies E1 and E14 of the Swale Borough Local Plan.

Case Officer: Emma Eisinger

- 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.