

2.3 REFERENCE NO - 15/500608/FULL		
APPLICATION PROPOSAL Single storey rear extension		
ADDRESS 32 Ospringe Street Faversham Kent ME13 8TN		
RECOMMENDATION Approve, Subject to receipt of amended drawings		
SUMMARY OF REASONS FOR RECOMMENDATION Proposal accords with policy		
REASON FOR REFERRAL TO COMMITTEE Town Council recommends refusal		
WARD Watling	PARISH/TOWN COUNCIL Faversham	APPLICANT Mr & Mrs Mercer AGENT FDA Chartered Architects
DECISION DUE DATE 18/03/15	PUBLICITY EXPIRY DATE 18/03/15	

1.0 DESCRIPTION OF SITE

- 1.01 The property is a late C18/early C19 house, terraced between two other properties of similar age. Whilst it has been greatly changed over the years, it still boasts a number of interesting architectural features. Whilst not listed, I would certainly deem the property to constitute a non-designated heritage asset, and the property is situated with the Ospringe conservation area. The rear of the property has been extended and altered previously (probably before 1947), which has resulted in a somewhat confused appearance.
- 1.02 The properties either side extend much further back than no.32, both at ground floor and at first floor levels.

2.0 PROPOSAL

- 2.01 The proposal is for a single storey rear extension. The extension would basically 'infill' the gap created by the rear extensions on either side of the property. It would have a central glazed gable end with a pitched roof over, with small areas of flat roof either side. One existing window would mainly be removed, but the top of the window would remain as a type of fanlight, to let light further in to the building. The architect has informed me that the design of the proposed extension was inspired by the works of the architect Decimus Burton, who was working roughly at the time of the property's construction.
- 2.02 The extension would have a depth of 3.9 metres and a width of 4.8 metres.

3.0 PLANNING CONSTRAINTS

- Potential Archaeological Importance
- Ospringe Conservation Area

4.0 POLICY AND OTHER CONSIDERATIONS

4.01 Swale Borough Local Plan 2008: Policies E1, E15, E19 and E24.

5.0 LOCAL REPRESENTATIONS

5.01 Faversham Town Council raises objection on the following grounds:

- 1) *The proposed glazed gable will be unduly dominant and harmful to the character of the conservation area.*
- 2) *It is unclear how the existing kitchen window will be retained as the wall it is in is shown as being removed and the proposed new flat roof appears to directly but the window.*

6.0 CONSULTATIONS

6.01 The County Archaeological Officer raises no objection, subject to the inclusion of a condition requiring an archaeological watching brief.

7.0 BACKGROUND PAPERS AND PLANS

7.01 Application papers and correspondence referring to planning reference 15/500608.

8.0 APPRAISAL

8.01 It appears that the main issues to consider here are the design of the proposed extension and its effect on the host building and the surrounding conservation area.

8.02 In terms of design, I have discussed this matter with the applicant's agent, who has agreed to the following changes:

- Reducing the number of rooflights from four to two
- Ensuring that those two rooflights are of the conservation type

However, I have yet to receive amended drawings from the agent, and will report progress at the meeting of the Committee.

8.03 Following a site meeting with the agent, it is now apparent that part of the existing rear window will remain as a fanlight. I consider this to be acceptable within design terms, which also answers one of the objections/queries raised by Faversham Town Council.

8.04 I consider the proposed extension to be an interesting design; well-thought out and something out of the ordinary, which nevertheless conserves and enhances the character and appearance of this property.

8.05 Whilst I am of the opinion that the proposed extension is of a good and interesting design, it should also be noted that the extension would only be seen from the immediate neighbouring properties.

8.06 Policy E15 of the Swale Borough Local Plan 2008 states that any application within the conservation area should 'preserve or enhance' the character and appearance of the conservation area. I would contend that the proposed extension would do just that.

9.0 CONCLUSION

9.01 I recommend that the proposal be approved, subject to the receipt of amended drawings as noted above

10.0 RECOMMENDATION – GRANT 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) Prior to the commencement of the development hereby permitted, samples of all of the facing materials to be used in the development, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.

Reason: In the interests of the visual amenity of the area and to ensure that such matters are agreed before works commence.

3) Prior to the commencement of the development hereby permitted, detailed drawings of all new external joinery work and fittings, at two scales; 1:20, and 1:2 or 1:1, shall be submitted to and approved in writing by the Local Planning Authority, together with sections through glazing bars, frames and mouldings. The development shall be carried out in complete accordance with the approved details.

Reason: In the interests of the visual amenity of the area and to ensure that such matters are agreed before works commence.

4) No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interests and finds are recorded. The watching brief shall be in accordance with a written programme and specification which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded and to ensure that such matters are attended to before works commence.

Council’s approach to the 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 deemed acceptable following discussions with the applicant and agent regarding amendments, and subject to the receipt of amended drawings.

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.