

2.4 REFERENCE NO - 15/503484/FULL			
APPLICATION PROPOSAL Erection of single storey side extension linking garage to main house with insertion of rooflights.			
ADDRESS Chapel Farm Hillside Road Stalisfield Kent ME13 0JE			
RECOMMENDATION – GRANT subject to conditions			
REASON FOR REFERRAL TO COMMITTEE Parish Council objection			
WARD East Downs Ward	PARISH/TOWN COUNCIL Stalisfield	APPLICANT Mr Richard Wright AGENT Mr Patrick Sullivan	
DECISION DUE DATE 03/07/15	PUBLICITY EXPIRY DATE 03/07/15	OFFICER SITE VISIT DATE 17.6.15	
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
SW/13/1553	Rear single storey glazed conservatory	Granted	28.01.14
SW/10/0908/CCA	Application for compliance with conditions 3 (materials), 4 (sustainable construction) and 5 (landscaping) of planning permission SW/10/0908	Condition discharged	28.6.11
SW/09/0316/NMA	Non-material amendment for omission of velux windows over garage and replacement with dormers, enclosed porch, window alterations and new window to first floor	Non material amendment	21.5.10
SW/10/0908	Replacement dwelling with detached garage and room above with separate block	Granted	19.8.10
SW/09/0316	Replacement dwelling with detached garage and room above with separate stable block	Granted	19.6.09

MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.01 Chapel Farm, Stalisfield is a two storey detached dwelling with adjacent double garage located in the countryside, outside the village conservation area, but within the Kent Downs AONB. It is located on a large plot, set back from the road in a very isolated location. Alongside the property is a double garage with loft room and to the rear there are a small block of stables.
- 1.02 This property is a replacement for the former chapel which had been in use as a house for many years. This has now been demolished all bar the porch which still houses the utility meters pending final works.

2.0 PROPOSAL

- 2.01 This application is seeking permission for a single storey side extension linking the garage to the main house with insertion of rooflights.
- 2.02 The side extension would measure 3.5m wide x 2.5 in depth at the widest point. It would be constructed of materials to match the existing dwelling. To the front of the extension would be a glazed door and three windows overlooking the private driveway.
- 2.03 The existing space between the garage and main house is currently partly paved and sectioned off by chestnut fencing. The proposed extension would provide direct access from the utility room to the garage.

3.0 PLANNING CONSTRAINTS

Area of Outstanding Natural Beauty KENT DOWNS

4.0 POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF)
 National Planning Practice Guidance (NPPG)
 Development Plan: Saved policies E1 (General Development Criteria) E6 (The Countryside) E9 (Landscape) E19 (Design Criteria) E24 (Extensions & Alterations) RC4 (Extensions to, and replacement of, dwellings in the rural area) of the Swale Borough Local Plan 2008.
 Supplementary Planning Documents: Supplementary Planning Guidance entitled “Designing an Extension – A Guide for Householders”

5.0 LOCAL REPRESENTATIONS

- 5.01 None

6.0 CONSULTATIONS

- 6.01 Stalisfield Parish Council objects to the application stating “The Parish Council was unanimous in its opinion that the proposed alterations would see an already large new property verge on the monumental and something out of keeping with the village vernacular.”

7.0 BACKGROUND PAPERS AND PLANS

- 7.01 Application papers and drawings referring to application reference 15/503484/FULL

8.0 APPRAISAL

Principle of Development

- 8.01 The main considerations in the determination of this planning application are the impact of the proposed extension on the design of the existing building, and the visual appearance of the area.

Visual Impact

- 8.02 The proposed side extension would infill a gap between the dwelling and the garage and as such its impact on the design of the building would be minimal. The external staircase leading to the first floor of the garage can be seen from the front elevation but this would be obscured by the side extension. To the rear, the side extension is designed to fit around the external staircase. In my opinion, this proposal has been well designed to reflect the character of the building.

Residential Amenity

- 8.03 The property is quite isolated, therefore there are no overlooking or overshadowing issues. However, impact on the character of the countryside needs to be considered, including rural restraint policies which aim to limit extensions to those that are modest. In my opinion, the scale of the side extension would be minimal and as such would represent a modest increase in existing floor space.

9.0 CONCLUSION

- 9.01 This application for the erection of a single storey side extension linking the garage to the main house is considered acceptable and I therefore recommend that permission be granted.

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 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) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those on the existing building in terms of type, colour and texture.

Reasons: In the interests of visual amenity.

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 acceptable as submitted and no further assistance was required

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.