

2.2 REFERENCE NO - 15/503997/FULL		
APPLICATION PROPOSAL Construction of part single and part two storey rear extension and loft conversion with dormer windows to the rear		
ADDRESS 13 Grainey Field Hartlip Kent ME9 7SR		
RECOMMENDATION - APPROVE		
SUMMARY OF REASONS FOR RECOMMENDATION The proposal would not give rise to unacceptable harm to residential or visual amenities.		
REASON FOR REFERRAL TO COMMITTEE Parish Council Objection		
WARD Hartlip, Newington & Upchurch	PARISH/TOWN COUNCIL Hartlip	APPLICANT Mr R Smith AGENT Insight Architects
DECISION DUE DATE 17/07/15	PUBLICITY EXPIRY DATE 09/06/15	
RELEVANT PLANNING HISTORY		
App No	Summary	
SW/96/0922	Residential development and access road – comprising 17 houses and bungalows – APPROVED 03.12.96	

1.0 DESCRIPTION OF SITE

1.01 13 Grainey Field, Hartlip is a modern, mid-terrace property with block paved parking to the front. The rear garden is enclosed with a paved patio area and lawn. The rear of the property backs onto farmland. The site lies within a modern housing estate but, notwithstanding this, it is outside the built up area boundary of Hartlip.

2.0 PROPOSAL

2.01 This application seeks permission to construct a part single storey and part two storey rear extension and loft conversion with dormer windows to the rear and one rooflight in the front roof slope. However, I would advise Members that planning permission is not required for the loft conversion, the dormer windows or the roof light. These elements of the scheme are not therefore considered under this application.

2.02 The single storey element of the proposed rear extension would project by 3m to the rear, and the two storey element will project by 1.8m. The proposed extension would span the width of the dwelling and would feature pitched, tiled roofs.

3.0 POLICY AND OTHER CONSIDERATIONS

- 3.01 The National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) are relevant in terms of encouraging good design standards and minimising the potential impacts of any development upon the amenity of neighbouring residents.
- 3.02 The adopted Swale Borough Local Plan 2008 echoes a similar sentiment, and policies E1, E19, E24 and RC4 in particular encourage the provision of high-quality development, minimising potential amenity impacts for local residents and seek to minimise the impact of domestic extensions on the character of the countryside by limiting such extensions to those which are modest in comparison to the original dwelling..
- 3.03 The Council's adopted Supplementary Planning Guidance (SPG) entitled "Designing an Extension" is also relevant, and provides general design guidance. The SPG remains a material consideration, having been through public consultation prior to its adoption in 1993. It remains a material consideration and is specifically referred to in paragraphs 3.71 & 3.139. The SPG sets out maximum depths for rear extensions – 3m at ground floor level, and 1.8m at first floor level. It also sets out that pitched roofs are a preferable design, and that, in the countryside, extensions should normally amount to no more than a 60% increase in floorspace over that of the original dwelling.

4.0 LOCAL REPRESENTATIONS

Three letters of objections have been received from neighbours. The points raised are summarised as:

- Loss of light;
- The inclusion of a veranda will intrude on privacy [NB – Members should be aware that no veranda is proposed]
- Overlooking of rear garden
- Development will look out of place
- Dormer windows will lead to overlooking and loss of privacy to the rear garden
- A Juliette balcony will lead to loss of privacy [NB Members should be aware that no Juliette balcony is proposed]
- Overshadowing of back windows and loss of sunlight making rear rooms dark
- Object to loft conversion between small properties
- If a balcony is approved, this will cause loss of privacy to rear gardens [see above – no balcony is proposed here]

5.0 CONSULTATIONS

Hartlip Parish Council has objected on grounds that the application site is too small and not suitable for the proposed extension.

6.0 BACKGROUND PAPERS AND PLANS

Application papers and drawings referring to the application reference 15/503997/FULL.

7.0 APPRAISAL

- 7.01 The modest extension of dwellings in the countryside is normally acceptable as a matter of principle, subject to matters relating to the bulk and scale of the extension, its design and impact on visual and residential amenity.
- 7.02 I set out above that we would normally expect extensions to dwellings in the countryside to amount to a modest extension only, in order to prevent harm to the character and appearance of the countryside. In this case however, the application site is located within an established modern housing estate, and I would find it hard to argue that a large extension to a dwelling in such a setting would harm the character and appearance of the countryside.
- 7.03 Nonetheless, I have calculated the increase in floorspace proposed here. The original dwelling has a floorspace of 84 square metres. The proposed extension would add a further 20.16 square metres, and would amount to an increase of less than 25%, well within the Council's normal guidelines.
- 7.04 In my opinion, the proposed extension would be modest in scale, and due to its design, would cause no harm to the character and appearance of the dwelling. Indeed, the SPG gives pictorial examples of acceptable designs of extensions, and this proposal is identical to one shown in that document.
- 7.05 The depth of both the ground and first floor extension have been designed to specifically comply with the SPG, and are in my view acceptable. No significant harm would occur to the amenities of the occupiers of the dwellings to either side by virtue of overshadowing or loss of day/sunlight.
- 7.06 I note the objections raised on the basis of overlooking. However, the degree of overlooking experienced by the properties to either side would in fact be reduced by virtue of this extension, as the area of private garden immediately adjacent to each dwelling would not be visible from the upper floor windows proposed.
- 7.07 I note the objection of the Parish Council regarding the size of the application site, but even with the proposed extension the dwelling would retain a rear garden of approximately 12m in depth. This is in excess of the normal minimum depth of 10m, and is acceptable.

8.0 CONCLUSION

- 8.01 The proposed development would be of an appropriate design, would not give rise to harm to residential amenity, and would not harm the visual amenities of the area or the character and appearance of the countryside. I therefore recommend approval.

9.0 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) 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

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 applicant applied for pre-application advice. As a result of that advice the applicant has addressed the points raised and submitted this current application for consideration.

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.