

3.2 REFERENCE NO - 15/504208/FULL		
APPLICATION PROPOSAL New dwelling		
ADDRESS Land To Rear Of 143 Minster Road Minster-on-Sea Kent ME12 3LJ		
RECOMMENDATION Refuse		
SUMMARY OF REASONS FOR RECOMMENDATION/REASONS FOR REFUSAL The dwelling would have a very small area of private amenity space that would be overlooked by 143 Minster Road and would appear cramped within the plot. This would amount to an overdevelopment of the site.		
REASON FOR REFERRAL TO COMMITTEE Parish Council support		
WARD Sheppey Central	PARISH/TOWN Minster	COUNCIL
		APPLICANT Mrs D Davie AGENT Nigels Sands And Associates
DECISION DUE DATE 30/07/15	PUBLICITY EXPIRY DATE 30/07/15	OFFICER SITE VISIT DATE 16/05/15

MAIN REPORT

1.0 DESCRIPTION OF SITE

1.01 The application site forms part of the rear garden of 143 Minster Road and is 220 sq m in area. 143 Minster Road is a detached two storey dwelling on the corner of Minster Road and Parsonage Chase. The ground level that the dwelling would sit on is higher than the existing dwelling by approximately 1.5m. There is a medium sized tree in the rear garden that would have to be removed as part of this proposal. The residents of 143 Minster Road currently use the land that would be covered by the proposed new dwelling as a parking area and there is a large area of concrete hardstanding provided. The boundary treatment along Parsonage Chase comprises of a 1.8m high close boarded fence.

2.0 PROPOSAL

2.01 The proposal is to use the end of the rear garden of 143 Minster Road to site a one bedroom dwelling. This would have a pitched roof and would be 'L' shaped. Access to this property would be from Parsonage Chase. One parking space would be provided to the side of the new property and two new parking spaces for the existing property (no 143) would be provided adjacent to this. A new vehicular access would be required.

2.02 As a result of the proposed development, No. 143 Minster Road would be left with a rear garden depth of 9m. The proposed new dwelling would have a garden area to the side approximately 40 sq m in area.

3.0 PLANNING CONSTRAINTS

3.01 None

4.0 POLICY AND OTHER CONSIDERATIONS

- 4.01 The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).
- 4.02 Swale Borough Local Plan 2008: Policies E1 (general development criteria), E19 (high quality design), H2 (new houses) & T3 (Vehicle parking)

5.0 LOCAL REPRESENTATIONS

- 5.01 One letter of objection has been received from a local resident. They are concerned that this would be an overdevelopment of the site leading to an adverse impact on the character of the area. They are also concerned about the provision of a new dropped kerb which would remove on-street parking along Parsonage Chase which becomes congested at school drop-off and pick-up times.

6.0 CONSULTATIONS

- 6.01 Minster-on-Sea Parish Council support the application. They do not provide any further comment on why they support it but I am hoping to get clarification before the meeting so that I can update Members.
- 6.02 Southern Water do not object but require a formal application by the applicant for connection to the public foul sewer. They note that there is a communications pipe within the site and recommend that Building Control is consulted on the adequacy of the soakaway.
- 6.03 Environmental Services have no objection but recommend a condition to control the hours of construction.

7.0 BACKGROUND PAPERS AND PLANS

- 7.01 Drawing entitled "Proposed scheme 2 for new bungalow."

8.0 APPRAISAL

Principle of Development

- 8.01 It should be noted that the principle of the development of a new dwelling within the built-up area of Minster-on-Sea would be acceptable under planning policy H2 of the Swale Borough Local Plan 2008.

Residential Amenity/Visual Impact

- 8.02 The proposal would provide a small dwelling on a small plot. Whilst I acknowledge that the architect has sought to ensure that the proposed dwelling is provided with an adequate outlook by the careful positioning of windows and rooms and has also provided a small area of amenity space to the side, I still consider that the proposal represents an overdevelopment of the site. The dwelling and parking area and small area of amenity space would look cramped within the plot and in this respect I consider that the proposal would be detrimental to the visual amenities of the area and its character. Properties in the surrounding area are generally well-spaced with garden areas that can normally be described as providing a reasonable amount of good quality private space. The proposed dwelling would be built right up against the northern and eastern boundaries of the site and the garden area would be small and

overlooked. The first floor rear windows within no. 143 Minster Road and also potentially 145 Minster Road would have views of the garden to the proposed dwelling which I consider to be a particularly important space given the limited room within the plot. Future residents of the proposed dwelling would rely significantly on this amenity space given the limited room within the site and the bungalow itself. The garden area itself is limited in size and the fact that it would also be overlooked amounts to a poor quality living environment for future residents in my view. The provision of a row of three parking spaces fronting Parsonage Chase would also add to the cramped appearance of the development. I therefore consider that the application should be refused on this basis.

- 8.04 I have no concerns in respect of the impact of this property on the amenities of 145 Minster Road or no. 3 Parsonage Chase due to its size and position.

Highways

- 8.05 The proposal would provide an adequate amount of parking for the existing and proposed dwelling. I note the concerns of the neighbour regarding the loss of on-street parking but also note that there are existing dropped kerbs adjacent to 143 Minster Road that would not be used should the development be approved. In this case, a suitably worded condition could be imposed to ensure that the kerbs are reinstated prior to the new kerb being installed. I therefore have no concerns in respect of highway safety/amenity.

9.0 CONCLUSION

- 9.01 Having considered the comments from the Parish Council, local resident, consultees and the relevant planning policies, I am of the view that this development would appear cramped within the site and constitutes an overdevelopment in relation to the size of the plot. The amenity space provided for the new dwelling would be of poor quality being small and overlooked. This would be detrimental to the residential amenities of the future residents of the proposed dwelling in my view. I have no concerns in respect of highway safety/amenity.

10.0 RECOMMENDATION – REFUSE for the following reasons:

1. The proposed new dwelling, by virtue of its size within the plot, location of parking spaces and poor quality amenity space which would be overlooked by 143 and 145 Minster Road, would amount to an overdevelopment of the site having a detrimental impact on the visual amenities and character of the surrounding area as well as being detrimental to the residential amenities of the future occupants of the dwelling. The proposal would therefore be contrary to Policies E1 and E19 of the Swale Borough Local Plan 2008.

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 to be fundamentally contrary to the provisions of the Development Plan and the NPPF, and these were not considered to be any solutions to resolve this conflict.

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.