

3.3 REFERENCE NO - 15/500815/OUT			
APPLICATION PROPOSAL			
Outline (Access not reserved) - Two-storey detached three-bedroom dwelling and new single-storey pitched roof double garage			
ADDRESS 48 Keycol Hill Bobbing Kent ME9 8ND			
RECOMMENDATION - REFUSAL			
SUMMARY OF REASONS FOR RECOMMENDATION/REASONS FOR REFUSAL			
The application is outside the designated settlement boundary and therefore constructing an additional dwelling in the countryside is contrary to the development plan.			
REASON FOR REFERRAL TO COMMITTEE			
At the request of Councillor Stokes			
WARD Grove Ward	PARISH/TOWN Bobbing	COUNCIL	APPLICANT Mr And Mrs D Blythe AGENT Alpha Design Studio Limited
DECISION DUE DATE 06/04/15	PUBLICITY EXPIRY DATE 22/04/15		
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
SW/07/1036	New dwelling.	Withdrawn by Applicant	25.10.2007
SW/08/0080	New dwelling within the curtilage	Refused	17.03.2008
Proposal would result in the provision of an additional dwelling in a rural location, outside the defined built-up area boundary of Sittingbourne. Insufficient level of turning space and car parking provision, likely to result in harm to the safety and convenience of road users			

MAIN REPORT

1.0 DESCRIPTION OF SITE

1.01 The application site lies outside of any defined built up area boundary and is therefore within the countryside. The site lies within a small residential cluster, approximately 0.2miles west of the A249. The site is approximately 0.19ha and is bound by the A2 Keycol Hill to the south, residential units to the east and west and agricultural land to the north.

- 1.02 The existing buildings on site are set back from the road, with an area of soft landscaping separating the site and the A2 Keycol Hill. The existing site comprises of a triple garage, an additional single garage and an indoor swimming pool. The land to the west of the development site is also owned by the applicant and comprises a 3 bedroom bungalow with associated outbuildings. Additional residential buildings exist to the west and south of the development site – a chalet bungalow to the northeast, a pair of semi-detached two storey houses fronting Keycol Hill, and to the west as number of two storey dwellings.
- 1.03 Access to the existing dwelling is shared with the neighbouring houses nos 44 and 46 Keycol Hill.
- 1.04 Keycol Hill is made up of detached and semi detached houses, the majority of which are set back from the street, with existing front driveways.

2.0 PROPOSAL

- 2.01 This is an outline application with all matters reserved except access, for the demolition of the existing triple garage, and the erection of a two storey detached three bedroom dwelling and a new single storey pitched roof double garage.
- 2.02 The development proposal is within the curtilage of No. 48 Keycol Hill. Indicative drawings show an L-shaped dwelling, located between the existing dwelling and the existing swimming pool. Two parking spaces are shown.
- 2.03 The existing vehicular access off Keycol Hill is to be used for the proposed development.

3.0 PLANNING CONSTRAINTS

- 3.01 The site is located outside the built up area of Sittingbourne/Bobbing.

4.0 POLICY AND OTHER CONSIDERATIONS

SH1, E1, E6, T1, T3 of the Swale Borough Council Local Plan 2008

CP3, DM7, DM9, DM14 of the Publication Draft of “Bearing Fruits 2031” – The Swale Borough Local Plan Part 1

5.0 LOCAL REPRESENTATIONS

- 5.01 Two local letters of objection have been received. Their comment can be summarised as follows:
- provision of an additional dwelling in a rural location, outside the defined built-up area boundary of Sittingbourne. The development is therefore contrary to policy

- the proposed development, by virtue of the insufficient level of turning space and car parking envisaged, would be likely to result in harm to the safety and convenience of road users.
- Additional pressure on the existing access and shared driveway
- Privacy issues with neighbouring properties.

5.02 Councillor Stokes has requested that the application be reported to the Planning Committee.

6.0 CONSULTATIONS

6.01 Kent County Council Highway Services consider that the existing access is not currently suitable to accommodate the level and traffic using it at present, and ask that the proposal includes the provision to widen the access so that 4.8m width is available for a minimum of 10m from the carriageway edge. This would allow 2 vehicles to pass one another at the entrance.

6.02 Bobbing Parish Council had no comment with regard to the application.

7.0 BACKGROUND PAPERS AND PLANS

7.01 Application papers and correspondence relating to planning reference 15/500815/OUT

8.0 APPRAISAL

8.01 The key issues with regard to the application are the

Principle of Development

8.02 The proposed development would result in the provision of an additional dwelling in a rural area, outside the defined built-up area boundary of Sittingbourne. The development is therefore unacceptable as a matter of principle, contrary to the objective of protecting the countryside for its own sake.

Visual Amenity

8.03 The application site is set at a higher level than the adjacent highway, and the proposed dwelling (notwithstanding that it would replace an existing garage) would be prominent in the streetscene, despite being set back from the highway. The proposal is for a two storey dwelling, which would sit adjacent to a bungalow. There are two storey dwellings abutting Keycol Hill to the south west of the site, a chalet bungalow to the north east, and two storey dwellings further afield to the west. Nonetheless, a two storey dwelling here would in my view contrast markedly with the existing bungalow, (the immediate context in which it would be seen). The site retains an open character, and in my view the introduction of two-storey development would cause the loss of this, and would harm the current openness of the streetscene such that planning permission should be refused.

Highways

- 8.04 Kent Highway Services object to the application as submitted. The current access is not considered to be suitable to accommodate the level of traffic using it at present. It is expected to be wide enough for 2 vehicles to pass one another at the entrance so it does not become obstructed and interrupt the free flow traffic on the A2. The introduction of a further dwelling will increase the likelihood of this occurring, unless the access is improved to allow sufficient movement. The provision of a wider access (4.8m width for a minimum of 10m from the carriageway edge) would allow greater movement of vehicles and reduce the impact on the existing access and the A2.
- 8.05 The widening of the access could be the subject of amended plans. However – as the development is unacceptable as a matter of principle, I have not sought such amendments.

Residential Amenity

- 8.06 Whilst all matters are reserved except for access, I have had regard to the impact that a new dwelling here could have on residential amenity. In my view, the site could accommodate a dwelling without giving rise to significant overshadowing or overlooking. In addition, the indicative plan shows that, with a two storey dwelling, an adequate provision of private amenity space for the occupiers of such a dwelling could be provided.

9.0 CONCLUSION

- 9.01 The proposed dwelling would harm the visual amenities of the area and would fail to protect the countryside for its own sake. In addition, the intensification of the use of the access would give rise to harm to the safety and convenience of all users of the highway. The scheme is unacceptable and I therefore recommend that planning permission be refused.

10.0 RECOMMENDATION – REFUSE for the following reasons:

- 1) The site lies outside the built up area of Sittingbourne, as defined in the Swale Borough Local Plan 2008. Residential development in such areas is unacceptable in principle, and the proposed development would be contrary to Policies SH1, E1, E6 and H2 of the Swale Borough Local Plan 2008.
- 2) The development of the site with a two storey dwelling would give rise to a harmful loss of openness, detrimental to the character and appearance of the streetscene and the countryside, contrary to Policies E1, E6 and E19 of the Swale Borough Local Plan 2008.
- 3) Access to the site would be taken from Keycol Hill (the A2). The existing access is not capable of supporting the use of a further dwelling, and the proposed development would be likely to give rise to vehicles either waiting

on the highway or reversing onto it, harmful to the safety and convenience of all users of the highway, and contrary to Policies E1 and T1 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.

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.