

PLANNING COMMITTEE – 3 SEPTEMBER 2015

PART 2

Report of the Head of Planning

PART 2

Applications for which **PERMISSION** is recommended

2.1 REFERENCE NO - 15/503738/FULL			
APPLICATION PROPOSAL Erection of single storey rear extension with the insertion of rooflights and single storey side extension.			
ADDRESS 9 Woodside Dunkirk Kent ME13 9NY			
RECOMMENDATION - Approve			
SUMMARY OF REASONS FOR RECOMMENDATION The proposal is in accordance with national and local planning policy			
REASON FOR REFERRAL TO COMMITTEE Parish Council Objection			
WARD Boughton & Courtenay	PARISH/TOWN COUNCIL Dunkirk	APPLICANT Mr Lee Hancock AGENT CDH Design Ltd.	
DECISION DUE DATE 30/07/15	PUBLICITY EXPIRY DATE 26/06/15		
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
14/504301	Side and rear extension	Withdrawn	

1.0 DESCRIPTION OF SITE

1.01 The property is a semi-detached cottage, situated within the built-up area of Dunkirk. It is one of a number of similar white weather boarded properties in the road which present a pleasing visual aspect, all of which have been extended by one method or another

1.02 Number 9 has an existing two-storey side extension, which was approved under reference SW/89/0897. An application to convert the garage to a habitable room was refused under planning reference SW/07/1493, but allowed at appeal. An earlier application for a much larger extension was withdrawn under planning reference 14/504301.

2.0 PROPOSAL

2.01 The proposal is for a single-storey wraparound side and rear extension. The extension would be situated 1 metre from the boundary and would have a width of 1.5 metres. It would be 3 metres in depth on the boundary, rising to a depth of 5.2 metres after stepping away from the common boundary, in order to reduce the impact on the neighbour. The fenestration plan is relatively contemporary, with long windows and rooflights, combined with traditional weatherboarding to match the existing external surfaces of the property.

3.0 SUMMARY INFORMATION

	Existing	Proposed	Change (+/-)
Approximate Ridge Height (m)	8.5m	4.7m	
Approximate Eaves Height (m)	5.3m	2.9m	
Approximate Depth (m)	9.7m	14.1m	+4.4m
Approximate Width (m)	7.4m	8.9m	+1.5m

4.0 PLANNING CONSTRAINTS

4.1 None.

5.0 POLICY AND OTHER CONSIDERATIONS

5.1 Swale Borough Local Plan 2008: Policies E1, E19 & E24.

6.0 LOCAL REPRESENTATIONS

6.1 Dunkirk Parish Council objects to the proposal *'on the grounds that from the plans it appears to be overly large and disproportionate in size to the existing property.'*

6.2 No other local representations have been received.

7.0 CONSULTATIONS

7.01 None.

8.0 BACKGROUND PAPERS AND PLANS

Application papers and correspondence relating to planning reference 15/503738

Application papers and correspondence relating to planning reference 14/504301

Application papers and correspondence relating to planning reference SW/07/1493

Application papers and correspondence relating to planning reference SW/89/0897

9.0 APPRAISAL

- 9.01 The key issues to consider in this case are those of scale and mass, and residential amenity.
- 9.02 In terms of scale and massing, whilst I would agree that the extension is substantial, I do not find the scale to be excessive. The proposed extension is deliberately set back from the boundaries and flank walls of the adjacent properties, and the remaining garden area is fairly generous. It should also be noted that the property is situated within the built-up area boundary, so policies of rural restraint do not apply to this case. As such, I consider the proposal to be acceptable in terms of scale and mass.
- 9.03 Turning to the question of residential amenity, as noted above, the flank walls of the proposed extension have been positioned on the submitted drawings to accord with our normal standards and to have a minimal effect on the residential amenity of the adjoining properties. It should be noted that no representations have been received from any neighbours. As such, I am of the opinion that the proposal, if approved, would not have any detrimental impact on residential amenity.
- 9.04 I am therefore of the opinion that the proposal would have no unacceptable adverse impact upon residential or visual amenity, if approved.

10.0 CONCLUSION

- 10.01 In view of the above, I recommend that the application be approved, subject to conformity with the conditions recommended below.

11.0 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 this application

The Council recognises the advice in paragraphs 186 and 187 of the National Planning Policy Framework (NPPF) and seeks to work with applicants in a positive and proactive manner by offering a pre-application advice service; and seeking to find solutions to any obstacles to approval of applications having due regard to the responses to consultation, where it can reasonably be expected that amendments to an application will result in an approval without resulting in a significant change to the nature of the application and the application can then be amended and determined in accordance with statutory timescales.

In this case the proposal was submitted to the Council's Planning Committee, and the applicant/agent had the opportunity to address the Committee.

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.