

PLANNING COMMITTEE – 5 NOVEMBER 2015

PART 2

Report of the Head of Planning

PART 2

Applications for which **PERMISSION** is recommended

REFERENCE NO - 15/505765/FULL		
APPLICATION PROPOSAL New porch extension to front, side extension including garage and rear single storey extension (Revised Scheme) as amended by drawings received 16 September 2015		
ADDRESS 28 Churchill Way Faversham Kent ME13 7RF		
RECOMMENDATION – Approve - SUBJECT TO : Further amended drawings to address the comments of Faversham Town Council		
REASON FOR REFERRAL TO COMMITTEE Objection from Faversham Town Council		
WARD Priory	PARISH/TOWN COUNCIL Faversham	APPLICANT Mr Wilkinson AGENT M Toms Builders
DECISION DUE DATE 09/11/15	PUBLICITY EXPIRY DATE 21/10/15	

1.0 DESCRIPTION OF SITE

- 1.01 The application property is a relatively modern semi-detached property within the built up area boundary of Faversham, set amongst many similar properties. The property has a car port, which is in a poor state of repair to the left of the front elevation, with a concrete driveway to the front providing off-street parking; and a grassed area to the front. To the rear of the property is an enclosed garden.
- 1.02 Several neighbouring properties have had extensions built. The front extension at no. 42 is particularly similar to that now proposed.

2.0 PROPOSAL

- 2.01 This application seeks planning permission for a front porch, side garage and single storey rear extension, all under a continuous pitched roof which runs round three sides of the property. This scheme has been revised to address concerns expressed by a neighbour and by the Faversham Town Council. The original submission included a two storey rear extension but this has now been deleted.

- 2.02 The front porch projects 1.2m to the front of the host property and will adjoin the proposed garage, the overall width being 5.5m. The side extension incorporates a garage and will extend towards the rear of the property to accommodate a utility room with shower. This part of the new build will meet with the proposed 3m deep rear extension which has a mono pitch roof with an overall height of 3.6m, providing an enlarged dining room and study

3.0 PLANNING CONSTRAINTS

- 3.01 None relevant.

4.0 POLICY AND OTHER CONSIDERATIONS

- 4.01 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.
- 4.02 The adopted Swale Borough Local Plan 2008 echoes a similar sentiment, and saved policies E1, E19 and E24 in particular encourage the provision of high-quality development and minimising potential amenity impacts for local residents.
- 4.03 The Council's adopted Supplementary Planning Guidance (SPG) entitled "Designing an Extension" is also relevant, and provides local design guidance. The SPG remains a material consideration, having been through a formal review and adoption process. This sets out criteria for the size of extensions and generally advises against the loss of garaging where all parking will be to the front of the property.

5.0 LOCAL REPRESENTATIONS

- 5.01 One letter of objection has been received from the adjoining neighbour at no. 26 Churchill way. They state that they would not object to a reasonable extension being built. The objections submitted relate to the scheme prior to the deletion of the first floor. They state that they have concerns regarding the foundation extending to their property as any extension would be built close to their boundary line. No further objection to the amended scheme has been received.

6.0 CONSULTATIONS

- 6.01 Faversham Town Council objected to the original scheme, and to the amended scheme. They state that the proposed extensions are excessive in size and would result in overdevelopment of the site. They also argue that the roof pitches are mismatched and would result in an unfortunate appearance.

7.0 BACKGROUND PAPERS AND PLANS

7.01 Application papers and drawing referring to application reference 15/505765/FULL.

8.0 APPRAISAL

8.01 The key considerations in this case are whether the proposal is acceptable in terms of design, impact on the neighbouring properties, and impact on the visual amenities of the area.

8.02 The proposed design has been amended to accommodate some of the initial objections of the neighbour and the Town Council. The two storey element of the proposal has been deleted which removes much of the impact on the neighbour.

8.03 The proposal has been designed to comply with size of extensions as set out in the Council's adopted supplementary planning guidance "Designing an extension; a guide for householders", and addresses any potential impact on neighbouring amenities. Several properties within the locality have carried out similar front extensions without any detrimental impact upon the streetscene.

8.04 In response to the objections received from the Town Council regarding the extensions being excessive in size and the roof pitches being mismatched, the overall scheme has been reduced to a single storey development. I have asked that the roof pitch of the porch is reduced to match that of the main house roof. I do not consider that the revised scheme would result in an overdevelopment of the site, but that it falls within the guidelines of the adopted SPG.

8.05 Taking into account the above, I believe the proposals complies with Council policies E1, E19 and E24, and consider that the proposal is acceptable in principle, subject to amendment to the porch roof.

9.0 CONCLUSION

9.01 I consider that the proposal is a modest extension of an appropriate scale and design, and which would not give rise to harm to neighbouring or visual amenities. Accordingly I recommend that planning permission should be granted subject to receipt of amended drawing showing the reduce roof pitch to the porch.

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 1900 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 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.