

2.3 REFERENCE NO - 15/509116/FULL			
APPLICATION PROPOSAL Single storey front extension and conversion of existing garage. Insertion of new windows to both side elevations and new windows/doors to the rear			
ADDRESS 13 Preston Park Faversham Kent ME13 8LH			
RECOMMENDATION - GRANT - SUBJECT TO: receipt of satisfactorily amended drawings being received and outstanding representations (closing date 9 December 2015)			
REASON FOR REFERRAL TO COMMITTEE Applicant is a Borough Councillor			
WARD Watling	PARISH/TOWN COUNCIL Faversham Town	APPLICANT Mr Nigel Kay AGENT FDA Chartered Architects	
DECISION DUE DATE 30/12/15	PUBLICITY EXPIRY DATE 09/12/15		
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
SW/96/0189	Single storey rear extension to dwelling – APPROVED		
SW/02/0795	Replacement of shed - APPROVED		
SW/11/0700	Replacement rear garden boundary wall – APPROVED		
15/504681/FULL	Erection of rear garden fence – APPROVED		

1.0 DESCRIPTION OF SITE

1.1 No. 13 Preston Park is a modern detached property, situated within the built up area of Faversham. There is a blocked paved area to the front of the property providing off road parking for several cars, and a small grassed area. The rear garden is enclosed by an attractive brick wall which runs along the rear of the properties of Preston Park, which border the public footpath, giving pedestrian access between Preston Park and Canterbury Road.

2.0 PROPOSAL

2.01 This application seeks permission for conversion of existing garage to a study and store including a single storey front extension. Also proposed is the insertion of new windows to both side elevations and new windows/doors to the rear.

2.02 The proposed front extension would extend the existing garage forward by 2.55m at the deepest point into the proposed bay window. It is proposed to move the front door from the existing position on the side of the property to the face forward into the street. The roof of the bay would be largely flat roofed with a tiled edge and will extend over the front door creating a canopy,

measuring 2.20m to eaves, with an overall height of 2.93m. Amended drawings have been requested to alter the roof design of this part of the application to remove the flat roof element and to create a lean-to style extension which follows the roof pitch of the main house. This would result in the bay window of the proposed study to be removed. In my view this change would improve the appearance of the front elevation on the street scene at this most prominent corner of the house.

3.0 PLANNING CONSTRAINTS

None.

4.0 POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Swale Borough Local Plan 2008: Policy E1 (General Criteria); Policy E19 (Design), E24 (Alterations and Extensions)
SPG “Designing an Extension”

5.0 LOCAL REPRESENTATIONS

5.01 No representations have been received, but the closing date for comments is 9 December.

6.0 CONSULTATIONS

6.01 No views have yet been received from Faversham Town Council.

7.0 BACKGROUND PAPERS AND PLANS

7.01 Application papers and drawings relating to planning reference 15/509116/FULL.

8.0 APPRAISAL

8.01 The main consideration for Members to determine in this case is whether the proposals are acceptable in terms of impact on neighbouring amenities, in terms of design, and in terms of visual impact on the street scene.

8.02 I do not consider that the proposed extension would result in any overshadowing issues as the extension does not project beyond the original building line of the host property. The new windows proposed to both the new utility room and the existing dining room on the north and south elevations will be high level, therefore avoiding any overlooking issues.

8.03 The conversion of the existing garage into a habitable room will not create any additional on-street parking, as the property benefits from a large paved area to the front of property, providing off-street parking.

- 8.04 In terms of the design, the Council’s Supplementary Planning Guidance (SPG) entitled “Designing an Extension” suggests that;

“On houses with pitched roofs it is always best to have a matching pitched roof on the extension with the same type of tiles. All such two-storey extensions should have a pitched roof and front and other prominent single storey extensions are normally better for having pitched roofs.”

Accordingly, subject to amended drawings being received addressing the design of the roof to the front extension, I consider that the extension proposed will meet the Council’s normal design standards and compliment the appearance of the property, and that they will not have a detrimental impact on the street scene.

9.0 CONCLUSION

- 9.01 In view of the above and subject to amended drawings being received and subject to local views, I recommend that the application be approved

10.0 RECOMMENDATION – GRANT

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.

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 the 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 accepted suggested changes to the scheme

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.