

DEF ITEM REFERENCE NO - 15/507706/FULL		
APPLICATION PROPOSAL Single storey rear extension. Alterations to roof to facilitate loft conversion, including half-hipped roof conversion, raising of the ridge and chimney heights, and the insertion of dormers to the front and rear with small windows in between.		
ADDRESS 8 Colson Drive, Iwade, Kent, ME9 8TT		
RECOMMENDATION – Approve, subject to the additional comments of Iwade Parish Council, and to the receipt of any additional representations		
SUMMARY OF REASONS FOR RECOMMENDATION The proposal would not give rise to unacceptable harm to residential or visual amenity, and would not seriously change the character of the existing streetscene		
WARD Bobbing, Iwade & Lower Halstow	PARISH/TOWN COUNCIL Iwade	APPLICANT Mr Harry Smith AGENT Mr Stephen Pokora
DECISION DUE DATE 30/11/15	PUBLICITY EXPIRY DATE 10/2/2016	
FOR RELEVANT PLANNING HISTORY PLEASE SEE ORIGINAL REPORT (ATTACHED)		

1.0 BACKGROUND

- 1.01 Members will recall that consideration of this was deferred at the Meeting on 14 January 2016, in order for re-consultation with neighbours and the Parish Council, together with wider consultation of local residents to take place. My original report is attached as an Appendix.
- 1.02 The Parish Council and the originally consulted neighbours (numbers 1 & 2 Mansfield Drive and numbers 6, 7, 9 and 11 Colson Drive) have been re-consulted. Additionally, no. 3 Mansfield Drive and nos. 2, 3, 4, 5, 10, 12 and 13 Colson Drive have been consulted.
- 1.03 The consultation period ends on 10 February 2016. Accordingly I will update Members at the Meeting regarding any representations received.
- 1.04 At the time of writing, 2 additional responses have been received:
- Number 11 Colson Drive raised concerns about one of the front proposed dormers and its orientation facing and imposing into the bedroom here, potentially giving rise to overlooking issues.
 - The County Archaeological Officer has confirmed that no archaeological measures are required in connection with the proposal.

2.0 APPRAISAL

- 2.01 There is an approximate 14m gap between numbers 8 and 11 Colson Drive. Although relatively close to each other, the proposed dormers would sit higher than the windows at number 11, and would not project any further forwards than the existing dwelling. I therefore take the view that the proposal would not give rise to any significant additional overlooking issues further to those which already occur.

3.0 CONCLUSION

3.01 My recommendation therefore remains as per the attached report, subject to the receipt of any further representations, including the comments of Iwade Parish Council prior to the closing date of 10th February. Accordingly I recommend that planning permission should be granted.

4.0 RECOMMENDATION – GRANT Subject to the following 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 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.

(3) The development hereby approved shall be carried out in accordance with the amended drawing PEP-396-02.

Reasons: For the avoidance of doubt and in the interests of proper planning.

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 applicant/agent was advised of minor changes required to the application and these were agreed.

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.

APPENDIX

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ITEM 2.2

2.2 REFERENCE NO - 15/507706/FULL		
APPLICATION PROPOSAL Single storey rear extension. Alterations to roof to facilitate loft conversion - hip to gable conversion, raising of ridge height, dormers to front and rear and chimney height increased.		
ADDRESS 8 Colson Drive, Iwade, Kent, ME9 8TT		
RECOMMENDATION - Approve		
SUMMARY OF REASONS FOR RECOMMENDATION The proposal would not give rise to unacceptable harm to residential or visual amenities, and would not seriously change the character of the existing street scene.		
REASON FOR REFERRAL TO COMMITTEE At the request of Councillor Ben Stokes.		
WARD Bobbing, Iwade & Lower Halstow	PARISH/TOWN COUNCIL Iwade	APPLICANT Mr Harry Smith AGENT Mr Stephen Pokora
DECISION DUE DATE 30/11/15	PUBLICITY EXPIRY DATE 25/11/15	

1.0 DESCRIPTION OF SITE

- 1.01 8 Colson Drive is a two storey detached dwelling situated on the corner of Colson Drive and Mansfield Drive.
- 1.02 The property has a small frontage with a narrow band of landscaping and a side gate leading to the rear.
- 1.03 There is a generous amount of private amenity space to the rear including a landscaped garden and a detached garage with hardstanding parking leading up to it. This can be accessed via double gates in Mansfield Drive.
- 1.04 The surrounding buildings are a mixture of detached, semi-detached and terraced properties, including flats and a business premises, of varying designs and sizes. Adjacent to the host property is a pair of semi-detached houses.

2.0 PROPOSAL

- 2.01 The proposal seeks planning permission for the erection of a single storey rear extension and a hip to gable roof conversion to facilitate a loft conversion.
- 2.02 The extension at ground floor level would have a rear projection of 2.8m and would be 5.7m in width with a flat roof measuring 3.1m in height. Materials would match the existing house.
- 2.03 The roof conversion would increase the ridge height from 7.55m to 9.1m with a chimney height of 9.9m. There would be 2 small pitched roof dormer windows on each of the front and rear elevations, measuring approximately 1.5m width x 2.2m maximum height, with a small window in between. Materials would match the existing house.
- 2.04 The drawings have been amended, and originally showed a poorly designed flat roof box-dormer window to the rear.

3.0 SUMMARY INFORMATION

	Existing	Proposed	Change (+/-)
Approximate Ridge Height (m)	7.55	9.1	+1.55
Approximate Eaves Height (m)	4.6	5.5	+0.9

4.0 PLANNING CONSTRAINTS

4.01 Potential Archaeological Importance

5.0 POLICY AND OTHER CONSIDERATIONS

5.01 The National Planning Policy Framework (NPPF) and The National Planning Practice Guidance (NPPG): The NPPF and NPPG are relevant in that they encourage good design and seek to minimise serious amenity concerns.

5.02 Development Plan: Saved policies E1, E19, E24 and T3 of the adopted Swale Borough Council Local Plan 2008 are relevant in that they relate to general development criteria and design, and parking consideration.

5.03 Supplementary Planning Documents: The Council's adopted Supplementary Planning Guidance entitled "Designing an Extension" is also relevant, and remains a material consideration having been through a formal review and adoption process. The Adopted SPG entitled "Designing an Extension - A Guide for Householders", was adopted by the Council in 1993 after a period of consultation with the public, local and national consultees, and is specifically referred to in the supporting text for saved Policy E24 of the Local Plan. It therefore remains a material consideration to be afforded substantial weight in the decision making process.

5.04 National Planning Policy Framework (NPPF)

5.05 The NPPF was released on 27th March 2012 with immediate effect, however, para 214 states "that for 12 months from this publication date, decision-makers may continue to give full weight to relevant policies adopted since 2004 even if there is a limited degree of conflict with this Framework."

5.06 The 12 month period noted above has now expired, as such, it is necessary for a review of the consistency between the policies contained within the Swale Borough Local Plan 2008 and the NPPF.

5.07 This has been carried out in the form of a report agreed by the Local Development Framework Panel on 12 December 2012. Saved policies E1, E19, E24 and T3 are considered to accord with the NPPF for the purposes of determining this application and as such, these policies can still be afforded significant weight in the decision-making process.

6.0 LOCAL REPRESENTATIONS

6.01 The surrounding neighbours were sent letters notifying them of the application. One letter of objection has been received from the occupier of 6 Colson Drive, raising the following summarised points:

- The single storey rear extension would look better with a shallow pitched roof.

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- The parking situation is at a premium on the estate with cars frequently parking on the pavements. The objector feels that an approved application could lead to an increase in cars and car parking at the site.
- 16 and 18 Colson drive have loft conversions which the objector feels look out of character.

7.0 CONSULTATIONS

7.01 Iwade Parish Council initially made no objections to the proposal.

7.02 At the request of residents, Iwade Parish Council submitted additional comments raising the following concerns:

- There is insufficient parking on site, adding to an existing parking problem.
- The narrowness of the road surrounding the property means that members are concerned as to where contractors would park and store materials. The concerns include, for example, large vehicles making deliveries, and the potential placement of a skip.

7.03 The County Archaeological Officer has confirmed that no archaeological measures are required in connection with the proposal.

8.0 BACKGROUND PAPERS AND PLANS

8.01 The application reference to which this proposal refers to is 15/507706/FULL.

8.02 The originally submitted drawing included a large box dormer to the rear. At this point, all the proposed dormers were flat roofed.

9.0 APPRAISAL

9.01 The application site is located within the defined built up area boundary of Iwade in which the principle of development is acceptable subject to amenity and other relevant policy considerations. I believe that the main considerations here are the impact of the proposal upon the residential and visual amenities of the area, including the impact upon residential parking.

Residential Amenity

9.02 Paragraph 5.7 of the Council's SPG states that:

"For single storey rear extensions close to your neighbour's common boundary, the Borough Council considers that a maximum projection of 3.0m will be allowed."

In compliance with the above, the rear extension element of the proposal would have a rear projection of just 2.8m. To the west, the extension would be partly hidden by the boundary wall, and there would remain a gap of 10m to the next property on the other side of Mansfield Drive. To the east, there would remain a 4.9m gap to the boundary with 6 Colson Drive, with a further 0.6m to the property itself. I am firmly of the view that the proposed rear extension would not harm residential amenity.

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- 9.03 The proposed dormer windows, two on the front elevation, and two on the rear elevation, would match the existing house in terms of their placement on the building. They would not give rise to an increase in overlooking.
- 9.04 The roof conversion would include the raising of the ridge and chimney height, and the height of the flank walls of the dwelling, due to the half-hipped design of the proposed roof. However – the ridge height of the dwelling is being raised by only 1.55m. The adjacent dwelling, no.6 Colson Drive, is set back substantially from no.8. Although the increased bulk would be visible when entering and existing the property, I do not consider that this would provide significant additional overshadowing further to that which already occurs, given the siting of the properties. No significant harm would occur to either the dwellings opposite or the dwelling to the rear, which is over 19m from the dwelling the subject of this application.

Visual Amenity

- 9.05 The single storey rear extension would be flat roofed and built in materials to match the existing house. Although a pitched roof would be preferable, I do not consider this to amount to a reason for refusal. The extension would not be prominent in views from public vantage points, and I do not consider that harm to the character and appearance of the dwelling or the wider area would result from this proposal..
- 9.06 The proposed dormer windows are now acceptably designed, featuring pitched roofs, and a vertical emphasis. They comply with the SPG and are in my view acceptable.
- 9.07 The alterations to the roof would result in a bulkier design for the dwelling, and I note that they would include a flat roofed element to the dwelling. However – this would not be readily discernible in views of the dwelling from public vantage points, and the dwelling would, in my view, retain its traditional appearance.
- 9.08 The increase in height would not in my opinion cause significant harm to the character of the area.

Parking

- 9.09 The parking requirement for the dwelling would remain the same – 2 off street spaces are required for 3 and 4+ bedroom dwellings. As such, there would be no harm to highway safety or convenience in this regard.
- 9.10 Concern has also been raised about the potential for large vehicles making deliveries in these narrow roads, and where the likes of materials and skips would be stored. This is not a material consideration here, and would amount to a short term inconvenience rather than an ongoing problem.

10.0 CONCLUSION

- 10.01 The proposal would not in my view give rise to harm to residential or visual amenity, or to highway safety and convenience. I therefore recommend that planning permission is granted.

11.0 RECOMMENDATION – GRANT Subject to the following 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 the permission is granted.

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