

PLANNING COMMITTEE – 11 FEBRUARY 2016

PART 3

Report of the Head of Planning

REFERENCE NO - 15/509343/FULL		
APPLICATION PROPOSAL Single storey side extension with velux windows and new rear dormer with Juliette balcony.		
ADDRESS 75 The Street Newnham Kent ME9 0LW		
RECOMMENDATION - Refuse		
REASON FOR REFERRAL TO COMMITTEE Parish Council supports the application		
WARD East Downs Ward	PARISH/TOWN COUNCIL Newnham	APPLICANT Mr & Mrs Lowe AGENT CJS Design Services
DECISION DUE DATE 15/01/16	PUBLICITY EXPIRY DATE 23/12/15	

1.0 DESCRIPTION OF SITE

- 1.01 The application property is a semi-detached property built in the 1960's with little architectural value. The property has hardstanding to the front with vehicular and pedestrian access.
- 1.02 The property is located within the Kent Downs Area of Outstanding Natural Beauty and close to a number of listed buildings within the street scene. The location of the property within the AONB means that any roof extension require planning permission.

2.0 PROPOSAL

- 2.01 The application seeks permission for a single storey side extension with Velux windows and a large flat roof rear dormer window with Juliette balcony.
- 2.02 The side extension would measure 1.3m wide and 10m deep, with natural cedar cladding and a slate roof located 0.8m from the neighbours' boundary.
- 2.03 The rear dormer would also be finished in natural cedar cladding with a glass juliette balcony.

3.0 PLANNING CONSTRAINTS

Area of Outstanding Natural Beauty Maidstone AONB directive

Area of Outstanding Natural Beauty KENT DOWNS

4.0 POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Development Plan: Saved policies E1, E6, E9, E19 and E24 of the Swale Borough Local Plan 2008

Supplementary Planning Documents: Designing an Extension – A Guide for Householders

5.0 LOCAL REPRESENTATIONS

5.01 No local representations were received.

6.0 CONSULTATIONS

6.01 Newnham Parish Council simply state that it “supports the application”.

7.0 BACKGROUND PAPERS AND PLANS

7.01 Application papers for application 15/509343/FULL

8.0 APPRAISAL

8.01 The site lies within the Kent Downs Area of Outstanding Natural beauty so the impact the development may have on the character of the surrounding area is of particular importance.

8.02 In the Council’s supplementary planning guidance (SPG) ‘Designing an Extension – A Guide for Householders’ paragraph 5.5 states “*dormers should be in proportion with the roof and only as large as necessary to allow light into the roof space...they should normally have pitched roofs with tiles to match the main roof*”. The dormer in this application is flat roofed and takes up almost the entire rear roof slope of the property. This creates a very unattractive appearance and is contrary to the advice given in the SPG as to what is expected in the design of dormers, and also policy E1 which expects proposals to meet the requirements set out in the SPG. Policies E1, E6, E9, E19 and E24 all require high quality design that will maintain or enhance the area, with which the proposed dormer does not comply.

8.03 The side extension in question has a width of 1.3m and extends 10m in length to be in line with the existing rear elevation, 0.8m from the neighbour’s boundary. While this part of the application would be acceptable, the size and design of the dormer is contrary to policy and the Council’s supplementary planning guidance, and therefore unacceptable.

8.03 I have attempted to contact the applicants to suggest that the proposed dormer window is deleted from the application to allow for approval of the side extension, but without success.

9.0 CONCLUSION

9.01 In my opinion the dormer in question would harm the residential and visual amenities of the area which is within an Area of Outstanding Natural Beauty. I therefore recommend that planning permission be refused.

10.0 RECOMMENDATION –REFUSE for the following reason:

REASON

(1) The scale and design of the proposed dormer would be harmful to the amenities of the area and be contrary to saved policies E1, E6, E9, E19 and E24 of the Swale

Borough Local Plan 2008. These policies require high quality design to protect the character and amenity of the area. The design and scale of the dormer would also be contrary to the guidance provided in the Council's Supplementary Planning Guidance - Designing an Extension.

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 not considered to comply with the provisions of the Development Plan and NPPF as submitted, and would have required substantial changes such that a new application would be required.

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.