

**PLANNING COMMITTEE – 30 JUNE 2016**

**PART 2**

Report of the Head of Planning

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Applications for which **PERMISSION** is recommended

<b>2.1 REFERENCE NO - 16/503079/FULL</b>			
<b>APPLICATION PROPOSAL</b> Remove and re-construct main roof to new pitch with conversion of loft into habitable space and insertion of dormer windows and rooflights and extend garage roof over front door to provide open porch and first floor front extension			
<b>ADDRESS</b> 31 Galena Close Sittingbourne Kent ME10 5LB			
<b>RECOMMENDATION – GRANT</b> subject to conditions (re-consultation deadline is 22/6/16 therefore I will update Members at the meeting with any further responses received).			
<b>SUMMARY OF REASONS FOR RECOMMENDATION</b> Proposed development would not give rise to unacceptable harm to residential or visual amenity.			
<b>REASON FOR REFERRAL TO COMMITTEE</b> Bobbing Parish Council objection.			
<b>WARD</b> The Meads	<b>PARISH/TOWN</b> Bobbing	<b>COUNCIL</b>	<b>APPLICANT</b> Mr Ian Taylor <b>AGENT</b> Deva Design
<b>DECISION DUE DATE</b> 28/06/16	<b>PUBLICITY EXPIRY DATE</b> 22/06/16		
<b>RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):</b>			
<b>App No</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
14/502833/FULL	Removal of garage door and installation of window, turn garage into habitable room	Refused	13.11.14
SW/10/1311	Removal of garage door and insert window to match existing exterior	Not Proceeded with	

**1.0 DESCRIPTION OF SITE**

- 1.01 31 Galena Close is a four-bed detached dwelling located on a relatively modern housing estate within the built up area boundary of Sittingbourne.
- 1.02 This part of Galena Close is reached by a small access road which serves four properties and a detached, double garage. The access road is separated from Sonora Way by trees, hedges and shrubs and the frontage of the properties in this location also have an element of landscaping.

- 1.03 The application site is characterised by residential properties, mainly detached and semi-detached dwellings with off-street parking and landscaped gardens to the front of properties.

## **2.0 PROPOSAL**

- 2.01 This application seeks permission for the removal of the main roof and construction of a dual pitched roof to convert the loft space into a habitable room and to extend the existing garage roof over the front door and a first floor front extension.
- 2.02 The proposal would involve altering the height and design of the existing roof. The new roof would be dual pitched at 45° with concrete interlocking roof tiles to match existing. The ridge height would be increased by 1.7m. The garage roof would be extended over the front door and path with roof tiles to match existing. This would provide an open porch area. The first floor front extension would have a depth of 1.7m and a maximum width of 4.2m. This would provide additional space to the proposed study. On the front elevation, there would be two velux rooflights and one dormer window with a pitched roof. At the rear, there would be two pitched roof dormer windows. The external walls of the dormers would be tile hung or constructed of marley back board planks. The doors and window would be white UPVC double glazed to match existing.
- 2.03 The proposed loft room would provide two additional bedrooms and a shower room. It would measure approx. 7.4m wide x 7m in depth.
- 2.04 Amended plans were received after discussions with the applicant regarding concerns about the size and design of the dormer windows. The amended plan DC/130 received 2<sup>nd</sup> June has addressed both these issues. The rear dormers have been reduced in size and the Juliette balconies have been removed from the plans. The dormer on the front elevation has been repositioned to be in line with the other front windows.

## **3.0 PLANNING CONSTRAINTS**

- 3.01 None

## **4.0 POLICY AND OTHER CONSIDERATIONS**

- 4.01 Swale Borough Local Plan 2008: Saved policies E1 (General Development Criteria) E19 (Design Criteria) E24 (Extensions & Alterations).
- 4.02 Supplementary Planning Documents (SPD): Supplementary Planning Guidance entitled "Designing an Extension – A Guide for Householders". The Council's SPD on extension and alterations explains that "Dormer should be in proportion with the roof and only as large as necessary to allow light into the roof space. As a guide the dormer should be no deeper than half the depth of the roof slope and have square proportions or a vertical emphasis. They should normally have pitched roofs with tiles to match the main roof."

## **5.0 LOCAL REPRESENTATIONS**

- 5.01 Two letters of objections have been received from local residents. A summary of their comments is as follows:

- The proposed full length rear dormers will overlook a very substantial part of neighbouring gardens and result in loss of privacy and a breach of the Human Rights Act 1998
- The visual appearance of the proposed roof will be totally out of character to all the properties in the area and affect the character of the street scene
- The changes to the property goes against the aesthetics of the development
- The property is not positioned with parking to support a property of such a size
- Pre-application advice from MKPS has been pre-emptive in its decisions and has not acted in the best interest of all effected stakeholders

## 6.0 CONSULTATIONS

6.01 Bobbing Parish Council objects to the application stating:

*“Is out of character with adjacent properties”*

*“The roof height will be higher than other properties in the street”*

*“Concerns about overlooking adjacent properties”*

## 7.0 BACKGROUND PAPERS AND PLANS

7.01 Application papers and drawings referring to application reference 16/503079/FULL

## 8.0 APPRAISAL

### Principle of Development

8.01 The main considerations in the determination of this planning application are its design and impact on the character and appearance of the street scene/visual amenities of the area, the impact on residential amenity,

### **Design, impact on character and appearance of the street scene and visual amenity**

8.02 The proposed design represents a balanced overall composition in my opinion. The additional roof height would not result in an unbalanced appearance and the dormers would be in proportion with the dwelling and well positioned within the roof slope. I consider the proposed loft conversion would be of an appropriate scale and design. I note local objections in regards to altering the character of the property and the visual appearance of the street scene but whilst the proposal is a change to the existing situation, it is acceptable in my opinion. The property would still appear as two storey with rooms in the roof, and would have a dual pitched roof similar to that of the adjacent property at no. 32. Galena Close. Whilst also noting that the road is characterised by a mix of residential dwellings with various styles and heights of roofs. The proposed design would have an acceptable impact on the character and appearance of the street scene and the visual amenities of the area in my opinion.

8.03 The application also proposes a first floor extension above the existing garage with a front facing pitched roof over the front door. Although there has been some concerns raised regarding the design of the proposal and that it would look out of keeping within this housing development, I am of the view that the proposed alterations to the front elevation are minimal and as such acceptable. I consider that the surrounding

properties are all of varying designs and therefore take the view that the impact of this element of the proposal would not cause unacceptable harm to visual amenities.

### **Residential Amenity**

- 8.04 I note local concern in regards to overlooking and loss of privacy. However, I do not consider that the proposed loft conversion would give rise to a significantly worse degree of overlooking than is currently experienced by neighbouring dwellings. There would be a separation distance of approximately 15m between the rear dormer windows and the rear garden of 33 Galena Close and there is an intervening garage that helps to screen views from the rear dormer windows into the rear garden to a very significant degree such that there would not be a harmful overlooking impact.
- 8.05 There is no identifiable harm regarding the impact of the proposed loft conversion upon the amenity of the residents of the adjacent dwellings, no. 30 and 32. Both properties are sufficiently spaced apart from no.31; therefore I consider that the proposal would not give rise to any serious overshadowing or loss of light to adjoining properties. The level of overlooking would be no worse than currently experienced from the first floor windows of the host property.
- 8.06 The proposal also introduces a first floor front extension and an open front porch. Taking into the account the gap between the properties I take the view that this would have an acceptable impact upon the residential amenities of adjacent properties.

### **Highways**

- 8.07 There are two car parking spaces to the front of the dwelling which accords with adopted Kent County Council Highways and Transportation standards for a dwelling with 5 bedrooms. There would be no resulting harm to highway safety and convenience.

### **Other Matters**

- 8.08 Local concern makes reference to pre-application advice given to the applicant. If no harm is identified when assessing the proposal, then this is communicated to the applicant. The proposal would not give rise to a breach of the Human Rights Act.
- 8.09 Whilst the existing plan shows that the garage has been converted into a habitable room, members will note that planning permission was refused in 2014 for such a proposal on the grounds that it would be detrimental to the character and appearance of the street scene. Furthermore, this is a matter that is being investigated by the Planning Enforcement team but I consider this has no bearing on the consideration of this planning application.

## **9.0 CONCLUSION**

- 9.01 This application for removal of the main roof and construction of new pitched roof to covert the loft space into a habitable room and to extend the garage roof is considered acceptable and I therefore recommend that permission be granted.

## **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 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- (2) The external finishing materials to be used in the construction of the development 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 following approved drawings:

Conversion of loft area with pitched roof dormers to rear with velux windows to front. Alteration to garage roof. Drawing No: DC/130 received 2<sup>nd</sup> June 2016

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

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

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.