

<b>2.7 REFERENCE NO - 16/503915/FULL</b>		
<b>APPLICATION PROPOSAL</b> Proposed alterations to side windows, cladding to upper elevations and alterations to approved detached garage (15/501326)		
<b>ADDRESS</b> Chandlers Stockers Hill Rodmersham Kent ME9 0PJ		
<b>RECOMMENDATION</b> Approve SUBJECT TO: any responses from the consultation period that expires 23/06/16		
<b>SUMMARY OF REASONS FOR RECOMMENDATION/REASONS FOR REFUSAL</b> No significant harm to neighbouring amenity, acceptable design and compliant with policies within the Local Plan		
<b>REASON FOR REFERRAL TO COMMITTEE</b> Applicant is a Borough Councillor		
<b>WARD</b> West Downs	<b>PARISH/TOWN COUNCIL</b> Rodmersham	<b>APPLICANT</b> Mr M Phillips & Mrs M Bonney <b>AGENT</b> Woodstock Associates
<b>DECISION DUE DATE</b> 07/07/16	<b>PUBLICITY EXPIRY DATE</b> 23/06/16	
<b>RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):</b>		
15/501326/FULL Removal of front porch, erection of single storey rear extension with light lanterns and erection of detached double garage and new vehicular access. <b>Approved</b>		

**1.0 DESCRIPTION OF SITE**

- 1.01 The application is a substantial detached house located on Stockers Hill, a rural road characterised by detached dwellings, with fields located to the north opposite the property and to the rear of the site. The site is also located within the built up area boundary of Rodmersham.
- 1.02 The site itself has a large frontage with space to park several cars. The property is set off the boundaries with the dwellings either side.

**2.0 PROPOSAL**

- 2.01 This application seeks planning permission for alterations to a previous scheme for alteration and anew garage approved under reference 15/501326/FULL.
- 2.02 The alterations to the main dwelling include reducing the windows size to both the first floor side elevations and to replace the painted render to the upper elevations with Cedral cladding. The existing brickwork to the lower elevation will remain as is.
- 2.03 The proposed alterations to the garage are more significant. The footprint would be changed to measure 6m wide and 9m deep with a pitched roof. (previously approved as 7.2m wide by 8.9m long) There would also be a first floor studio area with 3 rooflights inserted to the west to allow for some natural light. The garage height would now be 5.6m (previously 6m tall). The entrance to the studio area would be via an

external staircase on the rear elevation. The ground floor of the garage will be used as a garage and a workshop to the rear. The garage will also be finished in Cedral cladding to match the main property.

### **3.0 PLANNING CONSTRAINTS**

None

### **4.0 POLICY AND OTHER CONSIDERATIONS**

4.01 The saved policies relevant to this application are E1 (General Development Criteria), E19 (Achieving High Quality Design and Distinctiveness), and E24 (Alterations and Extensions) of The Swale Borough Local Plan 2008.

### **5.0 LOCAL REPRESENTATIONS**

5.01 One letter of objection was received by a neighbour who comments about;

- Concern over the lack of privacy that would be caused by the external staircase that would have views of the garden and rooms to the rear of the property
- Any lighting that would be put on the staircase would be harmful and could be seen from the rear of their property

### **6.0 CONSULTATIONS**

6.01 Rodmersham Parish Council raises no objections to this proposal.

### **7.0 APPRAISAL**

7.01 Firstly, it should again be noted that this application is for alterations to a previously approved scheme under reference 15/501326/FULL.

7.02 I do not consider that the changes would have any significant harmful impact on neighbouring properties. The rooflights proposed on the garage would be on the west elevation facing onto the host property and therefore would not create any overlooking or privacy issues. The reduction in size of the windows on the side elevation of the main property would be in my opinion, of a better design than those previously approved, and again would not affect the neighbouring properties.

7.03 The use of Cedral cladding on the upper elevations and garage is of a high quality design and compliant with policy E19 of The Swale Borough Local Plan 2008 where point 9 states that development proposals must respond positively to *'making the best use of texture, colour, pattern and durability of materials'*.

7.04 Policy E24 expects all development to be of a high quality design and to maintain or enhance the character of the street scene. The roof design has changed to a gable ended roof of which would be a significant improvement to that already approved and there would be no alteration to the ridge height. Overall the proposed alterations would have little effect to neighbours and in fact would enhance the street scene with the high quality of design.

7.05 I do not believe that use of the proposed external staircase to the garage will give rise to any significant loss of privacy to the neighbouring property. This garage to the adjacent property extends further back than the staircase, screening their patio from

overlooking, and on these spaciouly set properties there will not be any close range views that will compromise neighbour's privacy.

## 8.0 CONCLUSION

8.01 Taking into account all of the above; the proposal would not, in my view, give rise to any significant harm to residential or visual amenity and is in fact an improvement on the already approved scheme.

9.0 **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 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) Prior to the commencement of development, details of the external finishing materials to be used on the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority and works shall be implemented in accordance with the approved details.

Reasons: In the interest of visual amenity.

(3) The double garage hereby permitted shall be used only for purposes incidental to the enjoyment of the dwelling and not for any commercial purposes.

Reasons: In the interests of the amenities of the area.

### 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 acceptable as submitted.

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.