

**PLANNING COMMITTEE – 21 JULY 2016**

**PART 2**

Report of the Head of Planning

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Applications for which **PERMISSION** is recommended

<b>2.1 REFERENCE NO - 16/503730/FULL</b>			
<b>APPLICATION PROPOSAL</b> Erection of a two storey rear extension.			
<b>ADDRESS</b> 3 Bayfield Painters Forstal ME13 0EF			
<b>RECOMMENDATION</b> Approve			
<b>SUMMARY OF REASONS FOR RECOMMENDATION</b> Proposal complies with the policies within the Swale Borough Local Plan 2008 and Supplementary Planning Guidance			
<b>REASON FOR REFERRAL TO COMMITTEE</b> Parish Council objection			
<b>WARD</b> East Downs Ward	<b>PARISH/TOWN COUNCIL</b> Ospringe	<b>APPLICANT</b> Mr Martin Tywman <b>AGENT</b> DCM Architectural Consultants Ltd	
<b>DECISION DUE DATE</b> 04/07/16	<b>PUBLICITY EXPIRY DATE</b> 07/06/16		
<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>
SW/90/0650	Side extension and additional brick skin to the existing building	Approved	17/07/1990

**1.0 DESCRIPTION OF SITE**

- 1.01 This property is a semi-detached house on a long narrow plot within the built up area boundary of Painters Forstal, and is located just outside of the Painters Forstal conservation area. There is a small garden area to the front of the property and a large amount of private amenity space to the rear.
- 1.02 The property is one of a number of generously spaced former Airey Houses, and this one has been brick skinned and extended following planning permission granted in 1990. It now has a very smart and well tended appearance. A fully glazed conservatory on the rear will be removed as part of the current extension plans.

- 1.03 The adjacent house most affected by the extension has also been extended towards to the common boundary (planning permission granted in 1989) with a store/utility room closest to the boundary under a bathroom with a side facing dormer window.

## **2.0 PROPOSAL**

- 2.01 The proposal is for a rear extension continuing to the rear the form of a modern lean-to side extension, to be finished in matching brick and tiles with feature weatherboarding to the upper walls. The overall height of the extension is only just higher than the main eaves of the house, so it is of a semi-single storey form albeit it has room within the roofspace. The extension would allow for a large garden room with fully glazed doors on the ground floor and a study at first floor level.

- 2.02 The proposed extension would measure 5.3m wide and 6m deep with a height of 5.4m. It would be set almost 7m off the boundary with the attached house, and approximately 2m from the other boundary, beyond which the next house is one metre away (to the extension) with a further 3m or so to the original house. Thus, the houses either side are set some distance from the proposed extension.

## **3.0 PLANNING CONSTRAINTS**

Area of Outstanding Natural Beauty KENT DOWNS

## **4.0 POLICY AND OTHER CONSIDERATIONS**

Development Plan – The Swale Borough Local Plan 2008:  
Saved policies E1, E9, E19 & E24

Supplementary Planning Documents – Supplementary Planning Guidance (SPG)  
'Designing an Extension – A Guide for Householders'

## **5.0 LOCAL REPRESENTATIONS**

There were no comments received from local residents; however the Parish Council make the following comments:

*“The parish council discussed this application at our meeting held on 8th June. We have concerns at the mass of this two storey design which could have a deleterious effect on the amenity of the adjoining properties. The existing conservatory is single storey and the proposal is for a two-storey extension that is closer to the boundary with the neighbouring property.”*

## **6.0 BACKGROUND PAPERS AND PLANS**

All documents and plans relating to 16/503730/FULL

## **7.0 APPRAISAL**

- 7.01 The proposed extension would involve removing the existing single storey conservatory; taking away some existing impact from number 4 Bayfield. However, it would be closer to the neighbouring boundary of number 2 Bayfield. On this side the eaves of the extension would be at single storey level and the houses are sufficiently separated that I do not consider the impact here to be unacceptable.

- 7.02 I do not believe that there would be any overlooking created by the proposed extension to the neighbouring properties, as the extension has been well designed to avoid this issue, with small roof lights being proposed high up on one side of the roof and no other side windows at first floor level.
- 7.03 In my view the design of the extension is acceptable and suitable for this sensitive location meeting the aims and objectives by preserving or enhancing the special character of the AONB in accordance with policy E9.
- 7.04 The proposed extension is of a suitable scale and design and would not in my view be detrimental to the character or appearance of the host property or be out of keeping with the appearance of the street scene, complying with policy E24.

## 8.0 CONCLUSION

- 8.01 Having taken all material considerations into account, I do not share the Parish Council's concern over the scale of the extension. The properties have large gardens, are well-spaced and the extension is quite low and set off the boundaries. I consider that subject to compliance with the conditions below, the proposal would be in accordance with the development plan and would not cause unacceptable harm to the amenities of the area, or to those of the neighbours.

## 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) The facing bricks and roofing tiles 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) All external boarding shall be timber feather edged weatherboarding.

Reasons: In the interests of visual amenity.

### 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 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.