

<b>2.3 REFERENCE NO - 16/502779/FULL</b>			
<b>APPLICATION PROPOSAL</b> Two storey rear and single storey side extension			
<b>ADDRESS</b> 58 South Road Faversham Kent ME13 7LY			
<b>RECOMMENDATION</b> Approve			
<b>SUMMARY OF REASONS FOR RECOMMENDATION</b>  Similar to scheme approved under reference SW/11/1037 and is in accordance with the development plan.			
<b>REASON FOR REFERRAL TO COMMITTEE</b> Called in by Ward Member			
<b>WARD</b> St Ann's	<b>PARISH/TOWN COUNCIL</b> Faversham Town	<b>APPLICANT</b> Ms Anne Vincent <b>AGENT</b>	
<b>DECISION DUE DATE</b> 28/07/16	<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>
SW/11/1037	Two storey extension at rear. Extension to existing garage.	Approved	October 2011

**1.0 DESCRIPTION OF SITE**

- 1.01 58 South Road is a simple traditionally detached cottage (originally associated with former gunpowder works) located within the Faversham conservation area. It is finished in painted brick with Kent Peg tiles to the roof. The property has been previously extended with single storey extensions at either end dating back to the 1950's to 1960's. These comprise a lean to extension to one side and a flat roof workshop to the other.
- 1.02 There is private parking space to the front of the property with a driveway, and private amenity space to the rear. The cottage is unusual in being very shallow in plan and with almost no rear windows. It is now bounded by a modern housing estate dating from the 1970s, with rear windows of houses in Nobel Court looking onto the site from the east (side), and from Chart Close to the north (rear).
- 1.03 The current applicant applied and was granted planning permission for almost exactly the same alterations as now proposed in October 2011 when no objections were lodged to the application.

**2.0 PROPOSAL**

- 2.01 This current application is effectively a re-submission as planning permission of the previously approved scheme. There are a few minor changes to this new application to that previously approved.

- 2.02 Revised window and door arrangements are proposed to be timber framed and of a French door design. The basement stairs to the rear would be replaced and enclosed with a slate roof.
- 2.03 The workshop would be extended to the side and rear, and would project rearwards in line with the proposed rear extension to the house. The main extension would project rearwards by 3.9m and would cover just over half the width of the property as before. The workshop extension would be changed from a flat roof design to a lean to finished in slate tiles. The rear extension would be finished in painted brick and Kent peg roof tiles to match the existing.
- 2.04 New rear bedroom windows would face houses in Chart Close, whilst the only first floor windows facing Nobel Court would be landing and bathroom windows.

### **3.0 PLANNING CONSTRAINTS**

Potential Archaeological Importance

Article 4 Faversham Conservation Area

Article 4 Swale Article 4 directive

Conservation Area Faversham

Listed Buildings MBC and SBC Ref Number: 1250/SW  
Description: G II 56 SOUTH ROAD, FAVERSHAM, ME13 7LY

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

Development Plan – The Swale Borough Local Plan 2008 saved policies E1, E15, E19 and E24

Supplementary Planning Documents – SPG - ‘Designing an Extension – A Guide for Householders’

### **5.0 LOCAL REPRESENTATIONS**

Four letters of objection (some with photographs) have been received from residents in Nobel Court who face the side of the property (and the proposed landing and bathroom windows) from the east; the comments can be summarized as follows:

- Extension would cause overlooking and loss of privacy from side windows to rear facing rooms and gardens in Nobel Court
- Extension is overlong, and not in keeping with the property and its conservation area surroundings
- The property would be overdeveloped and become an eyesore
- Properties in this area should be in keeping with a park setting
- No objection to a single storey extension

One letter neither supporting nor objecting the proposal was received:

- Listed boundary wall appears to have been partially removed. This matter is being investigated and should not impact on the determination of this application.
- The extension overhangs the boundary

## 6.0 CONSULTATIONS

6.01 Faversham Town Council had no objection in principle to the proposal however they recommended the following points:

- Side extension to be modified so that it does not finish on the boundary of the garden
- The proposed rear extension being reduced in size to relate better to the existing building

## 7.0 BACKGROUND PAPERS AND PLANS

Application papers for 16/502779/FULL

## 8.0 APPRAISAL

8.01 The main considerations in determining this application is whether the extensions to the property meet the statutory test of preserving or enhancing the character and appearance of the conservation area, and whether the proposal would result in harm to residential amenity. A similar application was approved under reference SW/11/1037 that had the same footprint, overall size and general fenestration arrangement as the current proposal, but there have been some small changes to internal layout and fenestration.

8.02 In terms of impact on neighbouring amenity, the proposed extension would project closer to the properties to the rear of the site, although a distance of approximately 18m will remain between the two. Two small windows are proposed to serve the enlargement an existing bedroom (which has its main window to the front) on the rear elevation of the proposed extension. Whilst this would only leave a gap of 18m window to window distance, which is less than the 21m usually recommended with the adopted SPG relating to householder extensions, in this case the dwelling is off set ever so slightly, reducing the direct view. As such it is considered that this slightly reduced window to window distance is acceptable in this case. No objections have been received from properties here/

8.03 Nevertheless, four objections have been received from neighbours in Nobel Court. These neighbours will be face onto the narrow side elevation of the proposed two storey rear extension, part of which will be behind an existing lean-to roof. The only first floor windows facing these properties will be a landing and bathroom, so they should not cause any loss of privacy. The new rear bedroom windows mentioned above will face at more than ninety degrees away from Nobel Court and should not give rise to any loss of privacy here. This side elevation of the extension will be at a distance of approximately 20m from the rear wall of Nobel Court properties. At this distance I do not consider that the extension will have any noticeable effect either in terms of overshadowing or loss of privacy on the properties in Nobel Court. The most significant effect will be loss of view of a line of conifer bushes on the far boundary of the property.

8.04 A high level window is again proposed on the west side elevation; however this appears to be out of keeping with the style of the property. As such I am again recommending a condition that this window should not be inserted and no other window should be inserted at first floor level unless first agreed in writing by the Local Planning Authority.

- 8.05 The materials to be used on the proposed two storey rear extension are to match that of the existing building. The workshop extension would be changed from a flat roof design to a lean to style roof which would be a much improved design to the existing.

## 9.0 CONCLUSION

- 9.01 Having taken all material considerations into account, it is considered 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 and would preserve the special character and appearance of the Conservation area.

## 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.

Reason: 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.

Reason: In the interests of visual amenity.

- (3) All rainwater goods to be used as part of the development hereby permitted shall be of cast iron unless otherwise agreed in writing by the Local Planning Authority.

Reasons: In the interest of preserving or enhancing the character and appearance of the surrounding area.

- (4) No development shall take place until full size joinery details of the windows and doors and door frames to be used in the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details.

Reasons: In the interest of preserving or enhancing the character and appearance of the surrounding area and to ensure that these details are approved before works commence.

- (5) Notwithstanding the approved drawings, the window at first floor level on the south-west elevation shall not be inserted, and no openings at first floor level on this elevation shall be inserted unless otherwise agreed in writing by the Local Planning Authority.

Reasons: In the interests of visual and residential amenity and to protect or enhance the conservation area.

**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.