

2.2 REFERENCE NO - 16/504234/FULL			
APPLICATION PROPOSAL Single storey rear infill extension and single storey extension to side following demolition of garage.			
ADDRESS 34 Ethelbert Road, Faversham, Kent ME13 8SQ			
RECOMMENDATION – Approve SUBJECT TO receipt of additional drawings clarifying the proposal;			
SUMMARY OF REASONS FOR RECOMMENDATION Proposal complies with the policies within the Swale Borough Local Plan 2008 and Supplementary Planning Guidance			
REASON FOR REFERRAL TO COMMITTEE Town Council objection			
WARD Watling	PARISH/TOWN Faversham Town	COUNCIL	APPLICANT Mr & Mrs Lloyd AGENT Ms Hayley Cannon
DECISION DUE DATE 25/08/2016	PUBLICITY EXPIRY DATE 01/07/16		

1.0 DESCRIPTION OF SITE

- 1.01 This property is a detached bungalow set within the built up area boundary of Faversham, and located in a pleasant suburban streetscene outside of the Faversham conservation area. There is private parking to the front of the property and private amenity space to the rear. There is currently a small detached single garage that would be removed as part of the application. The property has recently been re-rendered and has a smart and tidy appearance.

2.0 PROPOSAL

- 2.01 The proposal is for a single storey rear infill extension to extend the main ridge line to the rear, and square off the back of the property. The infill area would project by 3m to align with the length of the rear-most part of the property as it stands, and it would be 4m wide. The new north-facing gable ended roof to the rear would be fully glazed with a tall pointed series of windows and four rooflights to allow for maximum natural light in the proposed lounge area. The proposal also includes the demolition of the detached garage and the replacement of this with a single storey extension to the property, which will bring the rear wall forward lessening the impact on the adjacent neighbour. This single storey side extension would measure 4m in width and 8.3m in depth and feature a free-standing front gable end to disguise the flat roofed nature of the extension. This is not clearly shown on the drawings so I have asked for further drawings to show this clearly.
- 2.02 The aim of the proposals is to alter the property to make it more suitable for one of the applicants who has limited sight, as explained in the following letter from the applicants;

“Very sadly, Martin lost most of his sight very unexpectedly in December 2014. This had a major impact on our lives, and has resulted in the need to move closer to the town to allow Martin to learn a safe walking route - using his white cane - to maintain

his independence. Our current house is the Salters Lane side of the Canterbury Road and has no safe crossing. We will continue to live there until the Bungalow in Ethelbert Road is ready for us to move into, so Martin has a familiar environment.

“We searched for a property for nearly a year before we found 34 Ethelbert Road, and finally found a property that was in the right location and had the possibility for us to make some adaptations to help Martin maintain as independent a life as he possibly can, despite his sight loss.

“The changes we would like to make at the front of the house are mainly to enlarge the hallway to enable Martin to enter and close the door behind him safely, and to provide somewhere to sit when he enters the house. This would allow him to safely remove his coat, hat, shoes etc and to store them in a designated place to allow him to easily find them again. The addition of a roof lantern to let in light will maximise his ability to use the little bit of sight that enables him to make out shapes and contrasts from one eye when there is enough light and be as safe as possible. We have also proposed changing the garage to an additional room for Martin to listen to music in and to spend time with friends away from the open plan area. I would also use this room as an office when I work from home.

“Inside the Bungalow, we would like to have an open plan layout allowing Martin easy access between rooms without navigating doorways or barriers. We would therefore like to extend the lounge area and square off the current L shape, which removes a wall barrier to navigate around. The installation of the glass gable end and Velux windows should again allow in as much light as possible to help him to make out shapes and contrasts from the little bit of sight he has in one eye and to move around our home freely and safely.”

2.03 The materials to both these extensions would be to match the existing.

3.0 PLANNING CONSTRAINTS

Tree Preservation Order Point MBC_SBC Reference: 7864/TPO
Description: To the rear of 34 and 36 Ethelbert Road, Faversham

4.0 POLICY AND OTHER CONSIDERATIONS

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

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

5.0 LOCAL REPRESENTATIONS

5.01 Faversham Town Council made the following comments:

“Object - Reasons:

1) The proposed extension would have a harmful effect on the amenity of the neighbouring property to the east

2) Parking provision would be inadequate for a 3-bedroom dwelling.”

5.02 One letter of support from a local resident to the rear of the property was received. The comments can be summarised as follows:

- I would like to express my strong support for the proposals
- Plans have been carefully prepared and would greatly improve the quality of life for the applicant who is essentially blind
- The side extension would simply square off the property that resides on a large plot away from any boundary
- Disagree with Town Council with regards to parking as any occasional additional parking could easily be accommodated on the road in front of the property

5.03 No comments have been received from residents on either side of the property.

6.0 BACKGROUND PAPERS AND PLANS

All documents and plans relating to 16/504234/FULL

7.0 APPRAISAL

7.01 The proposed extensions would involve demolishing the existing single garage to allow for the proposed side extension. The Town Council have raised concerns that there isn't adequate parking left for a three bedroom property; however on visiting the site it is evident that a generous single parking space measuring 6.7m x 5m would remain, and that any visitors could park on the roadside if necessary.

7.02 With regards to the effect on the amenity of the neighbour to the east the rear infill extension in my opinion would not cause any harm or overshadowing. It is set back 0.9m away from the boundary and 2m to the neighbouring property itself. Overall I do not find the alterations likely to significantly adversely affect either immediate neighbour.

7.03 The proposed single storey side extension would measure 4m in width and 8.3m in depth. This would allow for a 'snug' allowing space to go and listen to music and spend time away from the open plan space. The extension is modest in size and is of a high quality design in keeping with the host property.

7.04 I note the reasons for the alterations and extensions to the property which are due to the fact one of the applicants unexpectedly lost their sight in 2014 and requires an open plan living space without unnecessary obstacles. I believe that some weight can be given to these factors, but that even without them the alterations proposed are acceptable.

8.0 CONCLUSION

8.01 Having taken all material considerations into account, I do not share the Town Council's concerns. I consider that subject to compliance with the conditions below, the proposal would be in accordance with the development plan and would not cause any harm to residential amenity. However, I have asked for some additional drawings to clarify the exact nature of the proposal given the unusual gable end to the side extension, and I will report further at the meeting.

9.0 RECOMMENDATION – GRANT Subject to receipt of additional drawings and the following conditions:

CONDITIONS

- (1) 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.

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.

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:

- 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.