

2.3 REFERENCE NO - 16/505096/FULL		
APPLICATION PROPOSAL Demolition of existing garage and formation of new single-storey side and double-storey rear extension complete with pitched roofs		
ADDRESS 47 Berkeley Court Sittingbourne Kent ME10 1UP		
RECOMMENDATION Approve		
SUMMARY OF REASONS FOR RECOMMENDATION/REASONS FOR REFUSAL Proposed development would not give rise to unacceptable harm to residential or visual amenity.		
REASON FOR REFERRAL TO COMMITTEE Councillor Truelove requests that the planning application is reported to the Planning Committee.		
WARD Homewood	PARISH/TOWN COUNCIL	APPLICANT Mr & Mrs Vickery AGENT LT Drawing Services Ltd
DECISION DUE DATE 12/08/16	PUBLICITY EXPIRY DATE 22/07/16	

1.0 DESCRIPTION OF SITE

- 1.01 47 Berkeley Court is a two storey detached dwelling with a single garage set behind the property. The property has off-street parking for one car in front of the house.
- 1.02 It is located close to the junction of College Road and Berkeley Court and lies within the built up area boundary of Sittingbourne. The rear boundaries of gardens of the adjoining properties within College Road back onto the side boundary of the property.
- 1.03 The area 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 demolition of the existing garage and construction of a single storey side and double storey rear extension across the full width of the north east facing rear of the house and wrapping around the west facing side.
- 2.02 The single storey element of the proposal would project 5.3m beyond the rear wall and would also extend along the full length of the side of the property with a width of 2.4m. The side extension would sit on the common boundary with no. 45 Berkeley Court. Three roof lights are proposed within the roof space of the side extension with a mono-pitched roof above the rear extension.
- 2.03 The proposed two storey rear extension would have a depth of 4.8m and would be set off the side boundary by 0.9m. High level windows in obscure glass are proposed to the east facing side elevation bathroom window. A secondary bedroom window would

face west. The proposed pitched roof would match the existing roof both in style and pitch. The brickwork/rendered finish would match the original house and the windows would be made of UPVC to match existing.

- 2.04 On the ground floor, the proposal would provide additional space in the kitchen/dining room, a utility room, playroom, cloakroom and study. The first floor extension would provide an additional bedroom and en-suite to bedroom 1.
- 2.05 The proposal would involve extending the hardstanding within the front garden to provide off-street parking for two cars.

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 “For single storey rear extensions close to your neighbour’s common boundary, the Borough Council considers that a maximum projection of 3.0m will be allowed. A first floor extension should not exceed 1.8m (with two storey rear extensions the potential impact can be even greater). Leaving a gap to the boundary with your neighbour may offset this requirement slightly depending on the distance allowed.”

5.0 LOCAL REPRESENTATIONS

- 5.01 Three letters of objections have been received from local residents. A summary of their comments is as follows:
- The proposed extension will overlook our property and result in loss of privacy
 - The visual appearance of the proposed extension will be out of character to all the properties in the area and affect the character of the street scene. The extension would be over-bearing and out of scale within the existing vicinity.
 - The proposed extension will result in loss of sunlight to neighbouring gardens
 - The changes to the property will cause a rise in noise levels and affect wildlife as the size of the garden would be reduced
 - The proposals will result in the loss of property value of neighbouring properties
 - The loss of an existing view from the development will adversely affect our visual amenity

6.0 CONSULTATIONS

- 6.01 None

7.0 BACKGROUND PAPERS AND PLANS

- 7.01 Application papers and drawings referring to application reference 16/505096/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, and the impact on residential amenity.

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

- 8.02 The side extension, visible from the front of the dwelling, is unobjectionable in my view. It would be appropriately designed and would not harm visual amenity.
- 8.03 The proposed two storey rear extension would be visible from public vantage points to the south of the site. It would be somewhat bulky, but in my view would not be so harmful as to warrant refusal of planning permission on this basis.
- 8.04 The driveway to the side of the dwelling, and the garage, both fall below the minimum required width for parking vehicles. As a result, the proposed side extension would not displace parking to the front of the dwelling – it is already located there. There would therefore not be any harm to visual amenity in this respect. It is proposed to make room for two cars here.

Residential Amenity

- 8.05 The proposed development would lie to the north west of no.49 Berkeley Court, and nos.88 and 90 College Road. In addition, it would lie a minimum of 12.4 metres from these dwellings. As such, I do not consider that there would be any significant loss of light or overshadowing to these dwellings as the result of these proposals.
- 8.06 To the north west, no.45 has been extended to the rear, and lies 2.5 metres from the boundary with no.47. Given this intervening distance, and the fact that the property has been extended at ground floor level, I am of the view that the proposed rear extension would be unlikely to have a pronounced impact on the residential amenities of the occupiers of no. 45 in respect of loss of light or overshadowing.
- 8.07 With regards overlooking, there would be little impact from the rear facing windows – any overlooking to properties to the rear would be from an oblique angle only, and overlooking of the rear garden of no.90 College Road would not be significantly worse than existing. An obscure glazed flank window is proposed, to serve a bathroom. A further flank window serving bedroom two is proposed. I recommend imposing condition 4 below, which requires both of these windows to be obscure glazed and to open only 1.7m above the finished floor levels of the rooms they serve. On this basis, no significant overlooking would occur from either window.
- 8.08 There is also local concern that noise levels would increase as the garden of no.47 would be significantly reduced. Although the length of the existing garden would be reduced from 15m to 10m as a result of the proposals, in my opinion this would provide sufficient amenity space for the occupiers and future occupiers of the property, and the normal domestic use of this garden would not give rise to significantly increased noise levels.

Highways

- 8.09 The proposal would provide 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 4 bedrooms. There would be no resulting harm to highway safety and convenience.

Other Matters

- 8.10 Local concern makes reference to the potential increase in property value of no.47 if the proposals are allowed impacting on the value of neighbouring properties. The loss of property value is not a material planning consideration and as such is not relevant to the decision.

9.0 CONCLUSION

- 9.01 This application for demolition of the existing garage and construction of new single storey side and double storey rear extension 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.

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 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.

Reason: In the interests of visual amenity

- (3) The development hereby approved shall be carried out in accordance with the following approved drawings:

Proposed side/rear extension proposed scheme. Drawing No: 03942-MH101 Rev A received 15 June 2016 and Proposed side/rear extension proposed driveway alterations. Drawing No: 03942-MH102 received 18 July 2016

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

- (4) Before the development hereby permitted is first used, the proposed bathroom and bedroom windows in the first floor flank elevations shall be obscure glazed and shall be incapable of being opened except for a high level fanlight opening of at least 1.7m above inside floor level and they shall subsequently be maintained as such.

Reason: To prevent overlooking of adjoining properties and to safeguard the privacy of neighbouring occupiers

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:

- 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.