

<b>2.5 REFERENCE NO - 17/505562/FULL</b>			
<b>APPLICATION PROPOSAL</b> Demolition of existing shed and construction of annex to dwelling house as amended by drawing no's. NR1760.01A, NR1760.05A, NR1760.06A, and NR1760.07A received 16 November 2017			
<b>ADDRESS</b> Gladstone House 60 Newton Road Faversham Kent ME13 8DZ			
<b>RECOMMENDATION</b> – Approve SUBJECT TO: outstanding representations (closing date 8 December 2017)			
<b>SUMMARY OF REASONS FOR RECOMMENDATION/REASONS FOR REFUSAL</b> Proposed development would preserve or enhance the character of the conservation area, and would not give rise to unacceptable harm to residential amenity.			
<b>REASON FOR REFERRAL TO COMMITTEE</b> Town Council objection			
<b>WARD</b> Abbey	<b>PARISH/TOWN COUNCIL</b> Faversham Town	<b>APPLICANT</b> Mrs Mary Mackay <b>AGENT</b> Wyndham Jordan Architects	
<b>DECISION DUE DATE</b> 29/12/17	<b>PUBLICITY EXPIRY DATE</b> 08/12/17		
<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>
16/507024/FULL	Demolition of existing shed and construction of new two storey 2 bedroom dwelling house.	Refused	18.11.16

**1.0 DESCRIPTION OF SITE**

- 1.01 The application site is within the domestic garden of 60 Newton Road, Faversham which is a single dwellinghouse offering bed and breakfast accommodation for tourists. Currently located on the application area is a shed. The site lies within the designated Faversham conservation area and within the built up area of Faversham.
- 1.02 The proposed annexe would be located to the rear of 60 Newton Road where this face the rear of Preston Street church, at which point the former church hall has been converted in to small dwellings and flats. Newton Road at this end features predominately large residential properties with narrow long gardens, some with parking in the rear of those gardens.

**2.0 PROPOSAL**

- 2.01 This application as first submitted sought to demolish the existing shed and construct a new building with a rather steep pitched roof, to be used as an annexe to the dwelling. The proposal has since been modified to reduce the roof pitch/height and to remove the rooflights originally proposed within the front facing roofslope.

- 2.02 The existing shed has a corrugated cement flat roof and rendered front panel with timber double doors. The rear west elevation and north side elevation of the building are constructed using concrete blocks at low level with a glazed timber frame above. The boundary garden wall comprising of yellow stock bricks flanks the south side.
- 2.03 It is proposed to replace the shed with a larger building to be used as an annexe to the main house. It would have one bedroom with a shower room and a lounge. The annexe will be accessible from the rear garden to 60 Newton Road and also via a side gate. The principal entrance will be the side door providing access into the lounge. The annexe will provide additional accommodation for family members.
- 2.04 The new building is of a traditional style incorporating features that are present on other properties located within the conservation area. These include arched window heads and projecting plinth base courses.
- 2.05 Materials proposed are:
- Yellow stock brickwork with pale yellow brick arches
  - Slate roof
  - Timber fascias and soffits
  - Timber double glazed windows and doors
  - Gutters and downpipes to be cast iron
- 2.06 The proposed annexe as first submitted would have had a 45° pitched roof and two rooflights within the east facing roofslope. Amended drawings have been received after discussions with the agent regarding concerns about the steepness of the pitched roof on the character of the area and potential overlooking from the rooflights on neighbouring properties. The amended drawings have addressed my concerns over these issues. The roof pitch has been lowered to 35° and the rooflights have been removed.

### 3.0 SUMMARY INFORMATION

	Existing	Proposed	Change (+/-)
Car parking spaces (inc. disabled)	0	0	
Approximate Eaves Height (m)	2.1m	2.4m	+0.3m
Approximate Depth (m)	4.1m	4.48m	+0.38
Approximate Width (m)	4.5m	6.7m	+2.2
Net Floor Area	18.45	30	+11.55

### 4.0 PLANNING CONSTRAINTS

Potential Archaeological Importance

Conservation Area Faversham

### 5.0 POLICY AND OTHER CONSIDERATIONS

Bearing Fruits 2031: The Swale Borough Local Plan 2017: Policies CP8, DM7, DM14, DM16, and DM33

Supplementary Planning Documents: Supplementary Planning Guidance entitled “*Designing an Extension – A Guide for Householders*”.

## **6.0 LOCAL REPRESENTATIONS**

6.01 Three letters of objection have been received from local residents. A summary of their comments is as follows:

- Parking provision problems in the local area
- Inappropriate development in the conservation area
- Precedent for unsuitable development would be set
- Loss of open aspects of the rear garden area
- Proposed high roofline (5.1m) will dominate the garden areas
- Covenants restricts the development of the back garden unless it is necessary for outhouses
- The proposal would overshadow and overlook neighbouring properties
- The development is not an annexe, it is a free-standing accommodation block at the end of the garden

6.02 Three local residents have responded to the amended drawings stating that their objections remain unchanged. A summary of their comments is as follows:

- the reduction in roof height remains over twice the height of the current party wall
- the amendments do not address objections raised by the Town Council and neighbours
- the existing shed is in fact a garage, therefore its removal will increase parking pressure
- the reduced height in comparison with that of the previous application does not make it any more acceptable
- this application is clearly intended to raise the profitability of the B&B at the expense of neighbours

6.03 The deadline for comments is 8 December 2017. This report is subject to the receipt of additional comments which will be reported at the meeting.

## **7.0 CONSULTATIONS**

7.01 Faversham Town Council object for the following reasons:

- This is back land development
- Not appropriate in the Conservation Area
- No parking provision
- Loss of openness
- Loss of established rear gardens
- Would set a precedent

## **8.0 BACKGROUND PAPERS AND PLANS**

8.01 Application papers and drawings referring to application reference 17/505562/FULL

## **9.0 APPRAISAL**

9.01 The main issues to be considered in this application are the impact of the proposed annexe on the character and appearance of the building, the impact on the character and appearance of the conservation area and the impact on the residential amenity of neighbouring properties.

**Visual Impact/Impact on Conservation Area**

- 9.02 I consider the key issues in this case are whether it meets the aims and objectives of policy DM33 of Bearing Fruits 2031: SBLP 2017 in preventing development that fails to preserve or enhance the special character and appearance of the conservation area. It is also the statutory duty of the Council to be consider whether the special character and appearance of the conservation area is preserved or enhanced. In November 2016, a new two storey dwelling was refused at this property (16/507024/FULL) on the grounds that it would represent harmful development and thus fail to preserve or enhance the character or appearance of the Faversham conservation area.
- 9.03 This application has sought to address this issue. The proposed building is modest in scale and height providing single storey ancillary annexe accommodation. I consider the proposed development now has considerable merit and will enhance the character of the street scene and the visual amenities of the area. As a designated conservation area, it is clearly a heritage asset. Since there is a statutory duty on the Council to ensure that changes to heritage assets are not harmful it has been essential that the proposal is not of any significant harm. I consider that the building as now proposed will be of a significant improvement over the character and appearance of the existing building and is sensitively designed as to retain the spacious character of the rear of Newton Road at this location.
- 9.04 The proposed siting of the new building is on the same position as the existing shed, in the south west corner of the rear garden to 60 Newton Road. I note local concern over inappropriate development in the conservation area but, whilst the proposal is taller than the existing shed, it is acceptable in my opinion and a distinct improvement in the appearance of the site. The ridge height is now lower and as such will not result in it being a dominant feature of the area. In my opinion, the proposed building would fit in with its surroundings and would not be harmful to the attractive spacious character of the area.

**Use as an annexe**

- 9.05 The proposed building contains a simply a bedroom, shower room and lounge, accessible from the rear garden to the host building and would constitute an annexe dependant or ancillary to the main house. I consider that the amount of accommodation being proposed is at such a level that it will be dependent on the main dwelling and as such cannot be used as a separate dwelling in its own right. The proposed building is essentially a bedroom with an en-suite.
- 9.06 I note local concerns with regard to the use of the building as a separate dwelling. I consider that the use of this for an annexe is acceptable and recommend imposing condition (3) below which restricts the use of the building to purposes ancillary and or/incidental to the use of the dwelling.
- 9.07 Although granting permission for this application could encourage others to do the same, I do not consider this to be a reason for refusal. Each application should be considered on its own merits.

**Residential Amenity**

- 9.08 There is no identifiable harm regarding the impact of the proposal upon the amenity of the residents of the adjacent dwellings, no. 58 and 62. There would be a separation distance of approximately 15m between the annexe and the rear elevation of

neighbouring properties. Given this intervening distance and that the building will be single storey with a low pitched roof, I consider that the proposal would not give rise to any serious overshadowing or loss of light to adjoining properties. Neither do I consider there to be any overlooking issues. The proposed rooflights have been removed from the drawings, therefore harmful overlooking into the rear garden of neighbouring properties will not be an issue.

### **Highways**

- 9.09 The property does not have any off-road parking spaces. Whilst it is arguable that the existing shed could potentially house a car, it is small and not restricted to garage use, so the proposal will not remove any dedicated parking provision. I do not consider that this issue can be a reason for refusal here. I am mindful that the site is in close proximity to the town centre and accessible to public transport.

### **Other Matters**

- 9.10 I note local concern in regards to restrictive covenants; however this is a private issue between neighbours and is therefore a non-material planning consideration.

## **10.0 CONCLUSION**

- 10.01 I therefore consider that the proposal is acceptable in terms of its impact upon the character and appearance of the immediate vicinity and the property, and the conservation area, fulfilling the aim of preserving the character of the area and thus the heritage asset. I therefore recommend, subject to conditions, that permission be granted.

## **11.0 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 development hereby approved, including the specification of materials to be used in the construction of the annexe, shall be carried out in accordance with the following approved drawings:

NR1760.01A, NR1760.05A, NR1760.06A and NR1760.07A received 16 November 2017

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

- (3) The building hereby permitted shall not be used at any time other than for purposes ancillary and/or incidental to the use of the property known as “Gladstone House, 60 Newton Road” as a single dwellinghouse.

Reason: As its use as a separate unit of accommodation would be contrary to the provisions of the development plan for the area.

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 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.



2.5 Gladstone House, 60 Newton Road, Faversham ME13 8DZ  
Scale: 1:700



