

|  |  |  |
|--|--|--|
| <b>2.2 14/501724/FULL</b>  |  | <b>Faversham</b>                             |
| <b>APPLICATION PROPOSAL</b><br>Extend existing first floor bedroom over the existing garage to form a much larger bedroom. To convert the existing conservatory to a dining room and then to add a small conservatory to the end of that converted room. |  |  |
| <b>ADDRESS</b> 29 Hilton Close Faversham Kent ME13 8NN   |  |  |
| <b>RECOMMENDATION</b> Grant  |  |  |
| <b>SUMMARY OF REASONS FOR RECOMMENDATION/REASONS FOR REFUSAL</b><br>Proposal is in accordance with national and local planning policy.   |  |  |
| <b>REASON FOR REFERRAL TO COMMITTEE</b><br>Town Council recommends refusal   |  |  |
| <b>WARD</b> Watling  | <b>PARISH/TOWN COUNCIL</b><br>Faversham  | <b>APPLICANT</b> Mr Bruce Springett          |
| <b>DECISION DUE DATE</b><br>22/09/14   | <b>PUBLICITY EXPIRY DATE</b><br>11/09/14 | <b>OFFICER SITE VISIT DATE</b><br>29/08/2014 |
| <b>RELEVANT PLANNING HISTORY</b> – None  |  |  |

## MAIN REPORT

### 1.0 DESCRIPTION OF SITE

1.01 The site is situated in Hilton Close, a fairly new development situated adjacent to the old lime quarry just off the A2. Hilton Close is situated atop the quarry face, with a sheer drop to Finch Close below. It is within the established built-up area boundaries, and is characterised by a fairly modern mix of house types in relatively spacious gardens.

1.02 The house is situated on a corner plot, where Hilton Close leads into an ‘S’ bend.

### 2.0 PROPOSAL

2.01 The proposal is for a first storey side extension over the existing attached garage; to remove the existing conservatory to the rear and replace with a new dining room and a new smaller conservatory attached.

2.02 Due to the nature of the site, the rear of the property can be seen from the highway, albeit over the present 1.8 metre high brick wall.

- 2.03 The present rear conservatory extends 4.5 metres from the rear wall; the combined extension and new conservatory would extend 6.8 metres from that same wall. This would provide a new dining room and a smaller conservatory.
- 2.04 The proposed first floor extension would provide an extension and en-suite to the present 'box' room. It would have a depth of 4 metres and a width of 2.6 metres.

### **3.0 PLANNING CONSTRAINTS**

- 3.01 None.

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

The National Planning Policy Framework (NPPF)  
Swale Borough Local Plan 2008 – Policies E1, E19 and E24  
Supplementary Planning Guidance: Designing an Extension – A Guide for Householders

### **5.0 LOCAL REPRESENTATIONS**

I will report any representations received to Members at the meeting.

### **6.0 CONSULTATIONS**

- 6.01 Faversham Town Council recommends refusal for the following reasons: “1. *The proposed two storey extension will have a terracing effect.* 2. *The extent of the single storey extension will have a harmful effect on the street scene.*”
- 6.02 No other representations have been received.

### **7.0 BACKGROUND PAPERS AND PLANS**

- 7.01 Application papers and drawings referring to application reference 14/501724.

### **8.0 APPRAISAL**

The key issues in this case are the scale and the effect on the street scene, and whether or not the first floor extension would create a terracing effect.

To take the first point, as noted above, the proposed single storey rear extension can be seen from the highway, due to the position of the site on the double bend in the road. However, being single storey, set back a little from the side boundary, and that side boundary consisting of a 1.8 metre high brick wall, little of either the existing or the proposed extension can or could be seen from the public highway. As such, I do not believe that the proposal, if approved, would have an adverse impact on the street scene.

Similarly, I note the concerns expressed with regard to the possibility of terracing, but I note that whilst many houses in Hilton Close are detached and semi-detached, many are built on or very close to their side boundaries. This means that the area has a closely developed character, not one presenting a uniformly spacious appearance. In addition, there are a number of terraced units nearby, which have a certain effect upon the character of the area. Terracing is a term normally used to refer to a harmful impact on the character of the area, but I do not consider this to be the case here. As such, I would contend that the proposal would not create a visual impression of terracing.

It should also be noted that the proposal would not create any new issues of overlooking or other issues adversely effecting visual amenity.

**9.0 RECOMMENDATION – GRANT** Subject to the following 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.

Grounds: In pursuance of Section 91 of the Town & 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.

Grounds: In the interests of visual amenity.

**Council's approach to this application**

The Council recognises the advice in paragraphs 186 and 187 of the National Planning Policy Framework (NPPF) and seeks to work with applicants in a positive and proactive manner by offering a pre-application advice service; having a duty planner service; and seeking to find solutions to any obstacles to approval of applications having due regard to the responses to consultation, where it can reasonably be expected that amendments to an application will result in an approval without resulting in a significant change to the nature of the application and the application can then be amended and determined in accordance with statutory timescales.

In this case the proposal was submitted to the Planning Committee for their decision.

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.