

3.2 REFERENCE NO - 18/500779/FULL			
APPLICATION PROPOSAL			
Demolition of existing garage and sheds and erection of a single storey side extension. Paving of driveway using resin bonded gravel, replacement of a existing 1.1m closed boarded fencing along the road frontage and erection of a 1.8m closed boarded fencing to west boundary.			
ADDRESS 1 The Bungalows Highstreet Road Hernhill Kent ME13 9EN			
RECOMMENDATION - Refuse			
SUMMARY OF REASONS FOR REFUSAL			
The proposed extension would represent an extension to the existing footprint of over 100%, contrary to policies of rural restraint.			
REASON FOR REFERRAL TO COMMITTEE			
Parish Council support			
WARD Boughton And Courtenay	PARISH/TOWN COUNCIL Hernhill	APPLICANT Mr Aaron Bowman	AGENT
DECISION DUE DATE 13/04/18	PUBLICITY EXPIRY DATE 19/03/18	OFFICER SITE VISIT DATE 23/02/18	
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
17/505440/FULL	Demolition of existing garage and sheds and erection of a single storey side and rear extension. Paving of driveway using permeable block paving and erection of a 1.8m closed boarded fencing around front boundary.	Refused	11/12/2017
ON THE ADJACENT PROPERTY "HIDEAWAY"			
18/500636/LAWPRO	Lawful Development Certificate for single storey side extension.	Granted	01/03/2018
SW/78/402	Extension	Approved	31/05/1978

1.0 DESCRIPTION OF SITE

- 1.01 The application property (formally known as Glyn Nor) is a semi-detached bungalow located in an isolated rural location outside of any built up area boundary. The property sits side-on to the highway so that its flank elevation faces the road at a distance of 11.5m. It has generous garden/amenity space that extends to the front, side (roadside) and rear of the property, and is connected to its neighbour which sits at the rear from the public viewpoint. The street scene is characterised by a scattering of mainly detached properties, often bungalows.
- 1.02 A previous recent application (17/505440/FULL) proposed removal of existing outbuildings consisting of a garage and sheds, and the erection of two extensions. One was a flat roofed single storey rear extension measuring approximately 5m in depth and 9.2 metres in width – the same width as the original bungalow. Additionally, the previous application sought permission for a large single storey side

extension running 8 metres out towards the road, and with a perpendicular gable ended section extending 4.2m out beyond the line of the sideways facing front elevation of the bungalow. This proposal would have turned the bungalow from a simple rectangular shape to a Z shaped plan form far closer to the highway, and approximately three times as large as it stands today. The application also included new 1.8m high close boarded fencing on the roadside and on the site's western boundary. This application was refused. The reasons for refusal were:

“(1) The proposed single storey side extension by virtue of its scale and massing, would not amount to a modest extension to a dwelling in the countryside. It would have a damaging effect on the character and amenity value of the wider countryside and would therefore be contrary to policies ST3, CP4, DM11, DM14, and DM16 of the Bearing Fruits 2031: The Swale Borough Local Plan 2017 and the Council's adopted Supplementary Planning Guidance entitled 'Designing an Extension A Guide for Householders.

(2) The proposed fence, by virtue of its design, height and location in this rural area, would introduce a dominant and overbearing addition into the streetscene and would have an unacceptable detrimental impact on the character of the area and visual amenities, contrary to policy DM14 of Bearing Fruits 2031: The Swale Borough Local Plan 2017.”

- 1.03 The attached bungalow known as Hideaway has been extended across most of the original front elevation by a 4.34m deep gable ended extension (approved in 1978), and recent drawings have shown a further 3.275m single storey side extension (at the far rear end of the property as seen from the road) which amounts to Permitted Development as it is not facing the road.

2.0 PROPOSAL

- 2.01 The current proposal is revised from the previous application and is to demolish the existing garage and two sheds, to erect a 6.4m wide version of the previous side extension (coming towards the road) with the same 4.2m front extension element, and to erect 1.1 m high closed boarded fencing along the road frontage and 1.8 m high closed boarded fence to the western side boundary. The proposal will turn the bungalow from a simple rectangular shape to an L shaped plan form approximately twice as large as it stands today. No rear extension is now proposed, although Permitted Development rights would allow up to a 3m deep rear extension (or up to 6m deep if Prior Approval were sought and not required).
- 2.02 Currently the bungalow consists of two bedrooms, a living room, utility room, study area, kitchen and external porch. The proposal would involve using the space of the existing bungalow as three bedrooms and a bathroom. The proposed single storey extension would be used for open plan living space and kitchen/diner with an internal porch. The entire corner of the extension where the dining room would be situated would have access to the outside provided by bi fold glass doors.
- 2.03 Although the proposal in this application has a reduction in measurements from the previously refused application, this application still proposes to increase the size of the bungalow from 60sq m to 116sq m (an increase of 56sq m) according to the applicant's own figures. Materials would be to match existing with a tiled roof and rendered and cladding to walls.
- 2.04 It is apparent that work has already started on replacing the windows and bricking up the door on the front elevation, as well as bricking up windows on the side elevation.

This works does not formally require specific planning permission, but it is indicative of preparations for the proposed extension.

2.05 The applicants have responded to the previous refusal as follows;

RESPONSE TO OFFICERS REPORT AND REVISED APPLICATION

Following receipt of the refusal notice and the officers report, we would like to address the planning departments concerns and submit a revised application. Please note we have only addressed points in the officer's report where concerns have been raised. Please see our responses below.

PLANNERS COMMENT

The [rear] extension projects by 5m when the SPG recommends only a 3m projection close to the common boundary. However, the adjoining property, 'Hideaway', has an existing extension that was approved pre 1990 and extends along the same common boundary and to the same distance that the proposal extends. As such I do not believe that this element of the proposal would give rise to any serious harm to neighbouring amenities.

OUR RESPONSE

We have decided to satisfy the planners concern regarding a modest extension to a rural property by removing the rear extension form the scheme completely and reduce the side extension from 77msq to 56msq. This should satisfy the officers concerns in respect of the rear extension.

PLANNERS COMMENT

The application also proposes a 1.8m high close boarded fence running along the front boundary of the site and abutting the highway. The site as existing has a 1.1m high close boarded fence along this boundary. Although I do not believe this has a positive impact upon visual amenities its relatively small scale limits the harm it causes. The proposal to introduce a close boarded fence 1.8m in height would in my view give rise to a feature that would be extremely prominent in the street scene and be dominant and overbearing due to its proximity to the highway. Its location would also not allow for any landscaping between the front boundary of the site and the fence to soften its appearance. As a result I am of the view that this element of the proposal is unacceptable due to the significant harm to visual amenities and I believe the application should be refused on this basis.

OUR RESPONSE

We have decided to replace the 1.1m closed board fencing along the road frontage (maintaining the existing height) only but install a 1.8m closed boarded fence along the west boundary to screen from the neighbours. We are of the opinion this can be completed under permitted development rights, so the planner should have no objection.

PLANNERS COMMENT

The rear extension would create a total floor space of 46sqm, whilst the side extension would create an additional 77.66sqm, a total of 123.66sqm. The original property, as existing has a floor area of 60.85sqm. In my view the existing property can be described as modest, something which the local plan and SPG seeks to protect in the countryside. The increase proposed would amount to extensions of a 203% increase on the original. The SPG quotes a percentage increase of 60% as being acceptable and that extensions should be subservient to the main dwelling. Furthermore, the side extension will project 8m

towards the highway, significantly increasing the prominence of the property and not minimising its impact. In this case, due to the modest scale of the existing property and the scale of the additions proposed I take the view that the proposal would not be of an appropriate scale and mass in relation to the property and would give rise to harm to the wider countryside. I therefore recommend that the application is also refused on this basis.

OUR RESPONSE

Omitting the rear extension and reducing the side extension should satisfy the planners concerns regarding the SPG planning policy seeking to protect the countryside. Whilst the extension is an increase in size of approximately 90%, we feel we have taken onboard the officers concerns and dramatically reduced the scheme to a more suitable scale in accordance with SPG Guidelines. We have also been given advice that this specific planning policy referring to extensions to rural properties has been under review to omit the word ‘modest’ from the policy. Bearing this in mind, the fact the extension has no visual harm to immediate neighbours as stated by the planning officer, we are of the opinion the extension is now acceptable in terms of size and scale. The extension is also reduced from the road boundary by a further 1.6m, so the prominence the extension has on the street scene is significantly reduced also. Hopefully based on our comments above we have addressed all concerns raised by the planning officer and an approval can now be issued.

3.0 PLANNING CONSTRAINTS

Outside established built up area boundary

4.0 POLICY AND OTHER CONSIDERATIONS

Bearing Fruits 2031: The Swale Borough Local Plan 2017
 Policy CP4 - Requiring Good Design
 Policy ST3 - The Swale Settlement Strategy
 Policy DM11 - Extension to and replacement of dwellings in a rural area
 Policy DM14 - General Development Criteria
 Policy DM16 - Alterations and Extensions

Supplementary Planning Guidance (SPG): Designing an Extension - A Guide for Householders

5.0 LOCAL REPRESENTATIONS

5.01 No representations have been received from local residents.

6.0 CONSULTATIONS

6.01 Hernhill Parish Council supports the application. No reasons for support are given.

7.0 BACKGROUND PAPERS AND PLANS

7.01 Application papers and drawings as submitted under planning reference 18/500779/FULL.

8.0 APPRAISAL

- 8.01 I consider the proposed fencing to the property to be acceptable. However, the original property has a floor area of 60sq m and the increase of 56sq m proposed would amount to an extension of almost the same size as the current bungalow, and in a dominant and prominent position. The Council's policy DM11 advises that in a rural location only modest extension should be permitted and the Council's SPG quotes a percentage increase guidance of 60% as being acceptable. It also suggests that extensions should be subservient to the main dwelling. The preamble to Policy DM11 states that:

“Rising property prices in the rural area means that it is often a cheaper option for occupiers and purchasers either to extend or replace a smaller dwelling when more living space is desired. The Council is concerned that large extensions or replacement dwellings can harm the character of the rural area. For these reasons, and where planning permission is required, Policy DM11 seeks to control the extensions to, and replacement of, dwellings in the rural areas. The Council's existing SPG – Designing an Extension: A Guide for Householders, is a material consideration to the determination of some proposals. Planning permission will only be granted in cases proposing modest extensions (taking into account any previous additions undertaken) of an appropriate scale, mass, and appearance to the location.”

I do not consider this is a modest extension, almost doubling the existing footprint and considerably changing its apparent scale and impact on the countryside. A such, this would constitute an overly large extension which would dominate the existing dwellinghouse, rather than being subservient to it, contrary to the provisions of Policy DM11 and the provisions contained within the SPG.

- 8.02 The attached property has been extended to the front and may soon be extended to the side (away from the road). The first extension was approved in 1978 when policy for rural extensions was not well developed, but in any case that extension is modest and of an acceptable impact given the orientation of the property. A similar extension on the current application property would be equally acceptable. The more recent side extension plans are out of the Council's control but should not be noticeable due to their position. I see no reason to see these extensions as providing grounds to approve the current planning application, despite the support of the Parish Council.

9.0 CONCLUSION

- 9.01 Due to the modest scale of the existing property and the scale of the additions proposed, even after the reduction from the previous proposal, I take the view that the proposal would still not be of an appropriate scale and mass in relation to the property and would give rise to harm to the wider countryside. I therefore recommend that the application is refused on this basis

10.0 RECOMMENDATION – REFUSE for the following reasons:

REASON

- (1) The proposed single storey side extension by virtue of its scale and massing, would not amount to a modest extension to a dwelling in the countryside. It would have a damaging effect on the appearance of the property and on the character and amenity value of the wider countryside and would therefore be contrary to policies ST3, CP4, DM11, DM14, and DM16 of Bearing Fruits 2031: The Swale Borough Local Plan 2017

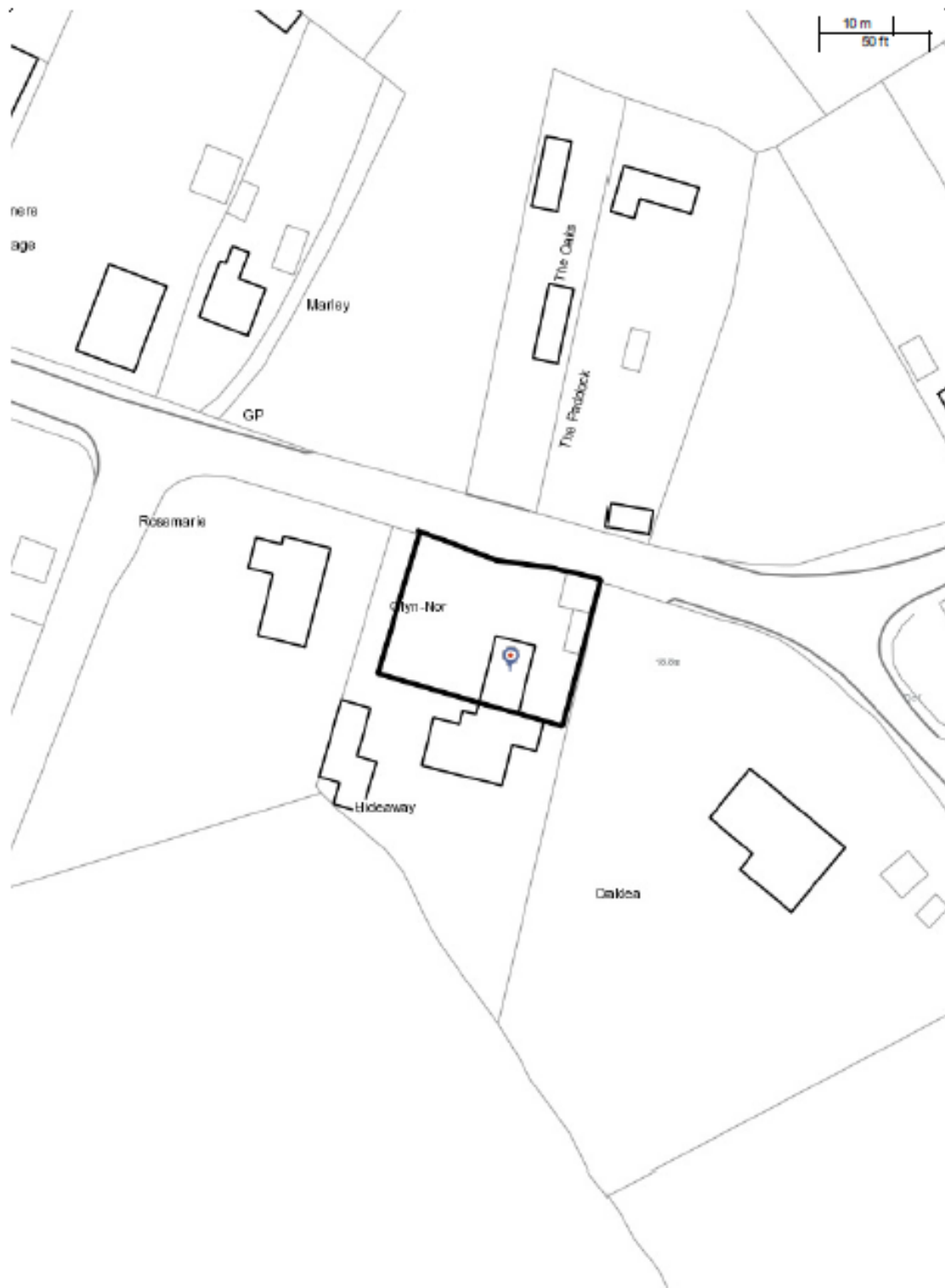
and the Council's adopted Supplementary Planning Guidance entitled 'Designing an Extension A Guide for Householders'.

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; 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 application was unacceptable as submitted, and no minor amendment would make it acceptable.

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.



18/500779/FULL - 1 The Bungalows
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