

OFFICERS REPORT

Application No: Y16/1347/SH
Location: 5 Cobsden Close St Marys Bay Romney Marsh Kent TN29 0RQ
Proposal Erection of a single storey side extension incorporating existing outbuilding.

ASSESSMENT

Performance data:-

Date application valid: 04.12.2016

Applicable 8/13/16 week target date: 29.01.2017

Planning Performance Agreement (PPA) or Planning Extension Agreement (PEA)? No

If Yes, revised 8/13/16 week target date:

Is the application being determined after 26 weeks without a PPA or a PEA? No

SITE VISIT

Carried out site visit on 09.01.2017

The site and proposals were assessed from the public highway and from within the application site. Key features are noted in the assessment.

SITE

The application site is located within the settlement boundary of St Marys Bay. The site is also located within flood zones 2 & 3 as depicted within the Environment Agencys Flood Risk Data and is shown to be at moderate risk as depicted on the Council's Strategic Flood Risk Assessment 2115. The site is also shown to be within an area of Archaeological Potential.

The property itself is a detached, single storey dwelling with detached garage set to the rear with lean-to car port in front. The property is finished in white painted render with tiled roof and white UPVC fenestration.

The property has a good sized front and rear amenity area with driveway/access which allows for at least 2-3 cars to be parked in a tandem arrangement.

HISTORY

89/0537/SH - erection of an extension. Approved

92/0646/SH - Erection of a single storey rear extension. Approved with conditions

97/0794/SH - Erection of a single storey rear extension. Approved with conditions

PROPOSAL

This application seeks planning permission for the erection of a single storey side extension that incorporates the existing garage. The proposal is to create a bedroom and utility area in the garage section, together with an extension to the existing kitchen and creation of a new front entrance within the new extension to the front.

The extension will be finished in matching materials where appropriate.

The application originally proposed a detached garage to be sited on the front lawn, close to the boundary with the neighbouring property at No.3 but this element was removed from the scheme after concerns regarding its impact upon the neighbouring properties front window were raised.

CONSULTATION RESPONSES

St Mary in the Marsh Parish Council has no objections to the proposal.

REPRESENTATIONS

None received.

PUBLICITY

Neighbours notified by letter. Expiry date 29.12.2016

RELEVANT POLICIES

Shepway District Local Plan Review (SDLPR): SD1, BE1, BE8, TR12

Shepway Core Strategy Local Plan: DSD, SS3

NPPF: Paragraph 12

NPPG

APPRAISAL

Design and visual appearance

The extension will be visible from a public place but it is located to the side elevation and is set back from the front elevation, therefore will not be an overly prominent addition.

It is noted that the extension proposes a flat roof and saved local policy BE8 seeks to avoid flat-roofed extensions that are generally visible from a public place.

Having visited the site it is noted that the extension will replace an existing flat-roofed car port. Whilst the proposed design is not ideal, the addition of a flat-roof will not appear significantly out of place given the current situation. As the extension is also set back from the front elevation it will not be readily visible and on balance it is considered that the proposal is not bad enough to warrant an acceptable reason for refusal in this instance.

Amenities of neighbouring occupiers

It is considered that the neighbour most affected by this proposal is No.7 Cobsden Close, as the side extension is to be located on the north side elevation.

The garage itself is already existing and so no objections with regards to the 45 degree rule can be applied in this case. There are no windows located on the side of the extension and whilst there are windows present on the neighbours side elevation it is considered that the proposed extension does not come forward to such a degree as to significantly impact upon these windows. Having said that, it would not be ideal to introduce clear glass windows on this side elevation as it would give the appearance of overlooking, especially given that the boundary treatments are also lacking sufficient height in this area.

With this in mind a condition can be placed upon any approval to ensure that only obscure glass windows are added to this elevation at a later date if required.

Parking and highways

The application site provides sufficient off-street parking provision to meet the required 2 spaces as per appendix 6 of saved policy TR12 of the SDLPR.

KCC IGN3 requires 1.5 spaces per 3 bed dwelling. It is considered that the property can achieve this level of parking provision and no objections are raised.

Other issues raised

It is noted that the site is located within an area at risk of tidal flooding and in this instance the Environment Agency would be seeking to ensure that the local planning authority does not grant planning permission for extensions that include sleeping accommodation at ground floor. Whilst it is noted that this application proposes sleeping accommodation at ground floor, the proposed bedroom is to be located within the existing garage and does not form part of any new build extension. Therefore the local planning authority is not in a position to object to this proposal on flooding grounds.

HUMAN RIGHTS

I have also taken into account the human rights issues relevant to this application. In my view, the Assessment section above and the Recommendation represents an appropriate balance between the interests and rights of the applicant (to enjoy his land subject only to reasonable and proportionate controls by a public authority) [and the interests and rights of those potentially affected by the proposal (to respect for private life and the home and peaceful enjoyment of their properties)] and the wider public interest.

RECOMMENDATION

In light of the above, it is considered the proposal is a sustainable development that complies with development plan policy and the NPPF and is therefore recommended for approval subject to conditions.

Case Officer:

Report and draft decision notice completed and passed to senior officer.

Name: Katy Claw Position: Planning Officer Date: 24.01.2017

Report and draft decision notice amended (if appropriate)

Name: Position: Date:

Senior Officer

Report not agreed. Details of further work required as follows:

Name: Position: Date:

Report and draft decision notice agreed and file passed to admin to issue decision.

Name: N/A delegated decision Position: Date: