

Officer Report

Application No.	24/0112/FH
Site Address	13 Swan Lane, Sellindge, Ashford, TN25 6EP
Officer Name	Lizzy Nash
Proposal	Replacement of existing rear extension with the addition of a pitch roof

Recommendation

Report Number	RD-434209
Recommended Decision	Recommended to be Approve with Conditions
Recommendation Date	08 April 2024

Report

Site

The proposal dwelling is a single storey bungalow with a pitched roof and exiting single storey flat roofed rear extension and porch within the front elevation. Materially the proposal dwelling has had all elevations painted a dark grey the main dwelling is brick with the porch and rear extension rendered, all fenestrations are also dark grey upvc. The dwelling sits within a large plot with parking to the south-west side elevation a large 2m timber fence boundary treatment runs along the side boundary of the site with a smaller fence and large hedge along the front boundary. The surrounding street is varied with dwellings that are both semi-detached, detached and of two and one storeys. The site sits within an SSSI Impact Risk Zone and an Archaeological Notification Area.

Site History

Y19/0575/FH – Retrospective application for the erection of a fence to the front side and rear of the property – Refused

Y04/0497/SH – Outline application for residential development following demolition of existing bungalow – Approved with Conditions

SH/80/955 – Erection of garage and workshop – Approved with Conditions

Proposal

The application seeks permission for the erection of a two storey rear extension to allow for additional accommodation to be provided within the roof space of the dwelling. This would project to a depth of approximately 4.72m from the rear elevation of the main dwelling and approximately 2.7m from the rear elevation of the existing rear extension. It would also project past the north-eastern side elevation of the dwelling by approximately 0.55m and have an overall width of approximately 9.47m. The gable extension would have a ridge and eaves height equal to that of the main dwelling creating a gable to the rear. The proposal includes several skylights within the roof slope of the extension and within the front roof slope of the main dwelling with the inclusion of several windows at both first floor and second floor level within the rear extension.

Consultation Responses

Consultation responses are available in full on the planning file.

Sellindge Parish Council – No Comment

Representations

No representations have been received.

Publicity

Neighbours notified by letter. Expiry 18/03/2024

Relevant Policies

NPPF and NPPG

Paragraph 131, 127

Places and Policies Local Plan (PPLP):

HB1

HB8

T2

Appraisal

Design and Visual Appearance

The proposal would represent a significant addition to the rear elevation of what is a modest single storey bungalow. The scale of the addition is large with a proposed depth that over half that of the existing dwelling. However, given the large plot size and the extensions siting to the rear of the property it is not considered on balance to result in an overly dominant addition. Furthermore, the proposal would not be widely visible from within the street scene and due to the roof maintaining the same eaves height and pitching away from the side elevation where it is visible it would have a sufficiently subservient appearance. However, the rear extension would project past the north-eastern side elevation of the dwelling by approximately 0.55m and would be visible from the front elevation. On balance while the addition would be visible given the significant set back from the front elevation of the dwelling and the existing large hedge along the front boundary of the site it is not considered that the proposal would have a significant impact on the surrounding street scene.

The proposal would continue the existing materiality of the rear extension with the proposal rendered in dark grey with dark grey upvc fenestrations throughout. This would allow the proposal to reflect the character and appearance of the existing dwelling and sit comfortably alongside it. The addition of several windows within the first-floor rear elevation of the proposed extension are asymmetrically located with no consistent location, this appears as a cluttered and disjointed addition. However, given that these windows would not be visible from outside of the application site they are not considered to result in harm to the appearance or character of the dwelling.

In addition to the proposed rear extension the application includes the addition of four velux roof lights within the front facing roof slope of the dwelling. These are considered minor additions that while visible from within the street scene would not significantly alter its appearance.

Considering the above the proposal is considered to be an acceptable addition to the main dwelling and consistent with HB1 and HB8.

Residential Amenity

The proposal would result in a significant increase in bulk and increased opportunities for overlooking to the surrounding dwellings. Considering first the impact on neighbouring properties tot the rear of the proposal these have a separation distance in excess of 40m. Therefore, the proposal would not result in a significant increase in overlooking with these properties ensuring that there is no harm to the residential amenity of the neighbouring occupants.

The dwelling to the south-west of the site 11 Swan Lane has a separation distance of 10.4m with the proposal site and has no windows within its side elevation. Therefore, the proposal would have no impact on the neighbouring amenity of the occupants of 11 Swan Lane.

15 Swan Lane located to the north-east of the proposal dwelling has an existing single storey rear projection and two windows within the side elevation facing the proposal dwelling. The proposal would sit approximately 1.77m behind the rear elevation of 15 Swan Lane and the proposal would therefore not violate the 45 degree for the windows within the rear elevation of this dwelling. The boundary between the two dwellings is a 2m high close boarded fence and the proposal roof would pitch away from this boundary with an eaves height of 2.7m, considering this on balance the existing level of overshadowing from the fencing the proposal would significantly increase this.

In light of the above the proposed rear extension would not result in harm to the residential amenity of neighbouring occupants.

Highways and Parking

The proposal would increase the number of bedrooms within the dwelling from three to five given the location of the dwelling this would not increase the number of vehicle parking spaces required under T2. Furthermore the existing area of gravel for parking to the side of the dwelling is capable of providing parking for two vehicles and is therefore considered sufficient to satisfy T2.

Archaeology and SSSI

The site is within both an Archaeological notification area and SSSI impact risk zone, however due to the minor scale of the development mitigation measures are not required.

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.

Public Sector Equality Duty

In determining this application, regard has been had to the Public Sector Equality Duty (PSED) as set down in section 149 of the Equality Act 2010, in particular with regard to the need to:

- Eliminate discrimination, harassment, victimisation, and any other conduct that is prohibited by or under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and

-Foster good relations between persons who share a relevant protected characteristic and persons who do not share it. It is considered that the application proposals would not undermine objectives of the Duty.

It is considered that the application proposals would not conflict with objectives of the Duty.

Duty to Cooperate

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), February 2019 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a pre-application advice service and, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.

In this instance the application was considered acceptable as submitted.

Recommendation

Considering the above, it is the view of this officer that the proposal should be granted planning permission as it is considered a sustainable development that complies with the Places and Policies Local Plan and the NPPF and is recommended for approval subject to conditions.

Recommended Conditions (3)

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 permitted shall not be carried out except in complete accordance with the following drawings and documents:

Proposed Ground Floor Plan Rev A (Received: 08/04/2024)

Proposed First Floor Plan Rev A (Received: 08/04/2024)

Proposed Roof Plan Rev A (Received; 08/04/2024)

Proposed North-East Side Elevation Rev A (Received: 08/04/2024)

Proposed South-West Side Elevation Rev A (Received: 08/04/2024)

Proposed Rear Elevation Rev A (Received: 08/04/2024)

Proposed Front Elevation Rev A (Received: 08/04/2024)

Site Location & Proposed Block Plan (Received: 19/02/2024)

Block Plan (Received: 24/01/2024)

Reason: For the avoidance of doubt and in order to ensure the satisfactory implementation of the development in accordance with the aims of Places and Policies Local Plan.

3

The development shall be carried out in accordance with the details of materials as specified in the application, unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of visual amenity