

**PLANNING COMMITTEE – 13 OCTOBER 2022****DEFERRED ITEMS**

Report of the Head of Planning

**DEFERRED ITEMS**

Reports shown in previous Minutes as being deferred from that Meeting

<b>DEF ITEM 1 REFERENCE NO - 22/501315/FULL</b>		
<b>APPLICATION PROPOSAL</b> Raising of roof height and insertion of dormer window and roof lights together with two storey front and rear extension as amended by drawing No's. 01.22.06D and 01.22.10A.		
<b>ADDRESS</b> St Mawes The Street Borden Kent ME9 8JN		
<b>RECOMMENDATION</b> Approve, subject to conditions		
<b>REASON FOR REFERRAL TO COMMITTEE</b> Deferred following Planning Committee Meeting of 18 August 2022.		
<b>WARD</b> Borden And Grove Park	<b>PARISH/TOWN COUNCIL</b> Borden	<b>APPLICANT</b> Mr Scott Hawkins <b>AGENT</b> Jane Elizabeth Architects
<b>DECISION DUE DATE</b> 26/05/22	<b>PUBLICITY EXPIRY DATE</b> 05/05/22	<b>CASE OFFICER</b> Claire Attaway

**1. INTRODUCTION**

- 1.1 Members will recall that this application was reported to Planning Committee on 18<sup>th</sup> August 2022 as deferred item 2. The previous Committee Report is attached as Appendix 1 to this report, and the original Committee Report from 23<sup>rd</sup> June 2022, as Appendix 2.
- 1.2 At the meeting, Members raised concerns that Ward Members had not been involved in any discussions, and it was resolved

*“That application 22/501315/FULL be deferred to allow for further discussion with Ward Members to determine an improved design and look at any potential loss of light issues with the neighbouring properties.”*

- 1.3 Since the Committee(s), a Site Meeting took place with Officers of the Council, Cllr Baldock, the applicant and agent to have discussions regarding the design of the proposed extension.

**2. PROPOSAL**

- 2.1 This report is to update Members regarding the amendments to the design of the proposed extension. The revised drawings 01.22.06D and 01.22.10A propose amendments to the design of the boundary front wall and detailing to the front gable.

- 2.2 The proposed front boundary brick wall will match the existing boundary wall to the property known as Thirlmere. It will be of the same height, measuring 0.9m high and have a simple plinth detail.
- 2.3 The black timber featheredged weatherboarding now wraps around the corners of the glazed front gable and a horizontal oak mullion added.
- 2.4 The existing Saint Gargoyle (of which is mentioned in the Character Appraisal and Management Plan for The Street) is to be re-sited on the raised chimney breast.
- 2.5 An additional tree is to be planted behind the roadside boundary wall.

### 3. CONCLUSION

- 3.1 It is a statutory requirement set out in Section 72(1) of the Planning (Listed Building and Conservation Areas Act) 1990 that in conservation areas local authorities should give '*special attention ... to the desirability of preserving or enhancing the character or appearance of that conservation area*'. In the context of the net effect on the character and appearance of the changes to the conservation area - and given that no material harm would arise in relation to the residential amenity of neighbouring properties – Officers remain of the view that the application is granted planning permission.

### 4. 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.

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 shall be carried out in accordance with approved drawings, including in accordance with the specification of materials to be used in the construction of the external surfaces of the extension set out thereon:

01.22.02; 01.22.05B; 01.22.06D; 01.22.07; 01.22.09C and 01.22.10A

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

- (3) The proposed roof-lights to bedroom 1 and ensuite on the gable roof of the rear extension hereby permitted shall have a cill height of not less than 1.7m above finished inside floor level and shall subsequently be maintained as such.

Reason: To prevent overlooking of adjoining properties and to safeguard the privacy of neighbouring occupiers.

### The Council's approach to the application

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), July 2018 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, 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.

The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application.

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.

