

PLANNING COMMITTEE – 12 SEPTEMBER 2024**PART 1**

Report of the Head of Planning

PART 1

Any other reports to be considered in the public session

1.1 REFERENCE NO: - 24/503449/PNEXT		
PROPOSAL: Prior notification for a proposed single storey rear extension which: A) Extends by 4.60 metres beyond the rear wall of the original dwelling, B) Has a maximum height of 2.90 metres from the natural ground level (including roof light), and C) Has a ridge height of 2.47 metres above the natural ground level.		
SITE LOCATION: 25 Willement Road, Faversham, Kent, ME13 7SZ		
RECOMMENDATION: Delegate to the Head of Planning to establish whether the proposed development complies with the relevant permitted development provisions and whether it requires Prior Approval in the event of a relevant neighbour objection being received.		
APPLICATION TYPE: Minor		
REASON FOR REFERRAL TO COMMITTEE: The Applicant is an employee of the Swale Borough Council		
Case Officer: Katie Kenney		
WARD: St. Ann's	PARISH/TOWN COUNCIL: Faversham Town Council	APPLICANT: Mr & Mrs Holdstock AGENT: Oast Architecture Ltd
DATE REGISTERED: 15/08/2024		TARGET DATE: 01/10/2024
BACKGROUND PAPERS AND INFORMATION: Documents referenced in report are as follows: - All drawings submitted. All representations received. The full suite of documents submitted pursuant to the above application are available via the link below: - https://pa.midkent.gov.uk/online-applications/simpleSearchResults.do?action=firstPage		

1. SITE LOCATION AND DESCRIPTION

- 1.1 25 Willement Road is a semi-detached, two-storey property situated within the defined built-up area of Faversham. There is amenity space to the front of the dwelling, which includes a driveway for off road parking availability and access to a setback, detached, single garage. There is also amenity space to the rear where an existing L-shaped flat roof extension sits alongside a small infill conservatory. There are no planning records for these additions, however, archive mapping shows that these have been in situ for many years.

2. PLANNING HISTORY

2.1 There is no planning history for the property.

3. PROPOSED DEVELOPMENT

3.1 Following the removal of the existing small conservatory, this application seeks confirmation as to whether a single-story rear extension requires prior approval. Plans show the rear extension would project approx. 4.6m in depth and infill the area between the southern boundary of the site and the existing single storey projection at the rear of the dwelling, which it would not extend beyond.

3.2 The extension incorporates patio doors within its rear elevation and would measure 2.73m to the top of the flat roof, with a rooflight increasing the overall height of the addition to 2.92m.

3.3 Materials and finishes have been confirmed to match that of the host property where possible.

4. CONSULTATION

4.1 Two rounds of consultation have been undertaken (the second due to the description of development being changed), during which letters were sent to neighbouring occupiers. Full details of representations are available online.

4.2 1 letter of representation has been received; however, the consultation process is still ongoing and representations received before this date will be given due consideration.

4.3 The 1 letter of representation that has been received supports the application, stating that the proposed extension is in keeping with the host building.

4.4 Faversham Town Council: No comments received.

5. LEGISLATION AND DEVELOPMENT PLAN POLICIES

5.1 Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) – (the GDPO).

5.2 Bearing Fruits 2031: The Swale Borough Council Local Plan 2017 – (the Local Plan)

- ST1 Delivering sustainable development in Swale,
- ST3 The Swale settlement strategy,
- CP4 Requiring good design,
- DM14 General development criteria,
- DM16 Alterations and extensions

5.3 Supplementary Planning Guidance: Designing and extension A Guide for Householders

6. ASSESSMENT

6.1 This application is reported to the Committee because the applicant is an employee of Swale Borough Council. It is being brought before the Committee prior to the consultation period ending because prior approval applications receive deemed consent if they are not determined by their 8-week determination date, which in this instance is 1st October 2024.

6.2 The main points to consider are whether the application complies with the relevant permitted development provisions set out within Class A, Part 1 of Schedule 2 of the GPDO, and subsequently whether it requires prior approval or not. If a relevant neighbour objection is received in response to the proposal, this triggers the requirement for the application to be

considered against the applicable Local Plan policies (as required under paragraphs 7-9 of Condition A.4 of Class A, Part 1 of Schedule 2 of the GDPO).

6.3 A table summarising the applicable criteria of the GPDO is detailed below but it should be noted that in the event of a neighbour representation being received in objection to the proposed development, the Local Planning Authority is duty bound to consider the proposal against relevant Local Plan Policies as listed above.

6.4 Assessment against Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) is set out below.

Class A – enlargement, improvement or other alteration of a dwellinghouse

6.5 **A.1** – Development is not permitted by Class A if: -

Criteria	Response
a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA, or Q of Part 3 of this Schedule (changes of use).	Not applicable.
b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).	The extension would not lead to 50% of the curtilage area being covered by development.
c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse.	The extension would not exceed the height of the dwellinghouse.
d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse.	The eaves of the extension would not exceed the height of the eaves of the host dwelling.
e) the enlarged part of the dwellinghouse would extend beyond a wall which – (i) forms the principal elevation of the original dwellinghouse; or (ii) fronts a highway and forms a side elevation of the original dwellinghouse.	The proposal would extend from the rear elevation of the dwelling and therefore not beyond the principal elevation nor does it front a highway or form a side elevation.
f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and – (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height.	Refer to Criteria (g) below.
g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and –	The dwelling is a semi-detached property not on article 2(3) land or within a site of special scientific interest.

<p>(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or</p> <p>(ii) exceed 4 metres in height</p>	<p>Furthermore, the extension measures a maximum of 2.92m in height and would extend 4.6m from the rear wall of the original dwellinghouse therefore not exceeding the criteria of (g)(i)(ii).</p>
<p>h) the enlarged part of the dwellinghouse would have more than a single storey and –</p> <p>(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or</p> <p>(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse</p>	<p>Not applicable as the proposal is single storey.</p>
<p>i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres</p>	<p>The extension would be within 2 metres of the southern (side) boundary of the site, but the ridge / eaves height of the extension would measure 2.74m.</p>
<p>j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would</p> <p>(i) exceed 4 metres in height,</p> <p>(ii) have more than a single storey, or</p> <p>(iii) have a width greater than half the width of the original dwellinghouse</p>	<p>The proposal would be a maximum of 2.92m in height, is single storey only and would not have a width greater than half the width of the original dwellinghouse.</p>
<p>ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in subparagraphs (e) to (j)</p>	<p>The extension would be compliant with the requirements set out in subparagraphs (e) to (j)</p>
<p>k) it would consist of or include –</p> <p>(i) the construction or provision of a verandah, balcony or raised platform,</p> <p>(ii) the installation, alteration or replacement of a microwave antenna,</p> <p>(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or</p> <p>(iv) an alteration to any part of the roof of the dwellinghouse</p>	<p>The proposed extension does not incorporate any of these elements.</p>
<p>l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)</p>	<p>The dwellinghouse was not constructed under Part 20 of Schedule 2</p>

6.6 **A.2** – In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if –

<p>a) it would consist of or include the cladding of any part of the exterior of</p>	<p>The dwellinghouse is not in a conservation area (article 2(3) land)</p>
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the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles	
b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or	The dwellinghouse is not in a conservation area (article 2(3) land)
c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse	The dwellinghouse is not in a conservation area (article 2(3) land)
d) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c)	The dwellinghouse is not in a conservation area (article 2(3) land)

6.7 Conditions

A.3 - Development is permitted by Class A subject to the following conditions –

a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse	The extension would be finished with painted render to match the existing building
b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be – (i) obscure glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and,	Not applicable. Proposal is single storey only.
c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse	Not applicable. Proposal is single storey only.

6.8 Paragraph A.4(5) requires the local planning authority to notify adjoining owners or occupiers about the proposed development, and states that where any owner or occupier of any adjoining premises objects to the proposal, the prior approval of the local authority is required as to the impact of the proposed development on the amenity of any adjoining premises.

- 6.9 As noted above, the proposed extension complies with all of criteria set out within Class A, Part 1, Schedule 2 of the GPDO, and at the time of writing this report, only one neighbour representation has been received, which is in support of the proposed extension. At this stage that the proposed development is compliant with all the relevant permitted development provisions and currently does not require prior approval. However, as the consultation period for this application does not expire until after the date of this Committee, this position may need to be revised in the event of a neighbour objection being received that raises reasonable concerns. In such circumstances prior approval will be required and an assessment of the impact on the living conditions of neighbouring residents will be required.

Conclusion

- 7.0 Currently, the proposed development complies with all criteria set out within Class A, Part 1, Schedule 2 of the GPDO. Delegated authority is sought to proceed to determine the application on this basis unless a representation is received within the remaining consultation period objecting to the proposal. In such circumstances, delegated authority is sought to assess and determine the application for prior approval against the relevant Local Plan policies.



Ordnance Survey - data derived from OS Premium

24/503449/PNEXT - 25 Willement Road Faversham ME13 7SZ
Scale: 1:1000
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