

PLANNING COMMITTEE

APPLICATION NUMBER:	CA//19/00563/FUL
SITE LOCATION:	43 Blean View Road, Herne Bay, CT6 7RA
PROPOSAL:	Propose single-storey rear extension.
APPLICATION TYPE:	FULL APPLICATION
DATE REGISTERED:	29 March 2019
TARGET DATE:	21 May 2019
LISTED BUILDING:	NOT LISTED
CONSERVATION AREA:	NO
WARD:	Greenhill
APPLICANT:	Mrs Tritton
AGENT:	Blink Architecture
CASE OFFICER:	Jessica Brown
WEB LINK:	https://publicaccess.canterbury.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=CANTE_DCAPR_122394
RECOMMENDATION:	Grant subject to safeguarding conditions

SITE LOCATION AND DESCRIPTION

1. The application site comprises a two-storey semi-detached dwelling located in a residential area in Herne Bay. The application site benefits from a front driveway and a spacious rear garden. The dwelling has an existing rear extension which is proposed to be demolished in order to build the new extension.

RELEVANT PLANNING HISTORY

2. **CA//19/00317:** prior notification for a larger home extension was submitted for a single-storey rear extension (the same scheme as submitted under this application). It was determined that this constituted permitted development in accordance with Schedule 2, Part 1, Class A of the Town and Country Planning

(General Permitted Development Order). However, as the extension would need to be completed before or on 30th May 2019 in order to comply with the Permitted Development Order, the applicant has instead submitted this full application.

PROPOSED DEVELOPMENT

3. Full planning permission is sought for a single-storey rear extension with a depth of 3.8m, an eaves height of 2.55m and an overall height of 3m. The proposed extension would be of the same width as the existing dwelling.

CONSULTATIONS

Southern Water: Require a formal application for a connection to the public foul and surface water sewer to be made by the applicant.

REPRESENTATIONS

4. Neighbouring occupiers adjoining the site were notified in writing. No representations were received.

DEVELOPMENT PLAN POLICIES

Canterbury District Local Plan 2017

DBE3 - Development proposals to be of high quality, to be assessed against specific amenity visual, landscape, accessibility and highways criteria

DBE6 - Alterations and extensions to respect character of the original building, to not result in overshadowing and overlooking and to avoid detriment to the amenity and character of the locality. Particular care to be given to works to heritage sites

ASSESSMENT

5. The application is brought before the Planning Committee to determine due to the applicant being a Council employee. The main considerations in the assessment of this application are:
 - Character and appearance
 - Living conditions

Character and appearance

6. Section 12 of the National Planning Policy Framework (NPPF) states that planning should aim to ensure that developments function effectively and contribute to the overall quality of an area. Development must respond to local character, reflect the identity of local surroundings and materials and should be visually attractive as a result of good architecture and landscaping. Policy DBE3 of the Canterbury District Local Plan 2017 accords with this, requiring new proposals to be of high quality design, which responds to the objectives of sustainable development. Policy DBE3 also requires development to be considered against a range of criteria including its visual impact, the form of the

development in terms of the efficient use of land, layout, landscape, density and mix, scale, massing, materials, finish and architectural detail.

7. Policy DBE6 of the Canterbury District Local Plan 2017 states that the City Council will permit alterations and extensions which are compatible with the character of the original building in terms of design, layout, size, bulk, mass, height, choice of materials and position; and which are not detrimental to the character of the locality and streetscape.
8. Given its single-storey form and limited footprint, the proposed extension is considered to represent a subservient addition to the dwelling. Its design includes a flat roof and fibre cement cladding, however given its location to the rear and limited visibility, this is considered to be acceptable.
9. In light of the above, it is considered that the proposal would not be harmful to the character of the street scene, in accordance with policies DBE3 and DBE6 of the Canterbury District Local Plan 2017 and the NPPF.

Living conditions

10. Paragraph 127 of the NPPF states that planning decisions should aim to secure a good standard of amenity for all existing and future occupants of land and buildings. Policy DBE3 of the Canterbury District Local Plan 2017 states that the Council will consider the privacy and amenity of neighbouring buildings and future occupiers, including potential overshadowing, loss of outlook and loss of sunlight. This is endorsed by policy DBE6 in relation to alterations and extensions to buildings.
11. Given its limited depth and single storey height, it is considered that the proposal would not have a harmful impact on the living conditions of neighbouring property occupiers, in accordance with policies DBE3 and DBE6 of the Canterbury District Local Plan 2017 and the NPPF.

RECOMMENDATION

12. For the reasons set out above, it is considered that the proposed single-storey rear extension is acceptable in terms of its design and scale. Given its location to the rear, the proposed development would have no detrimental impact on the streetscene. In addition, no unacceptable impact on the neighbour's living conditions will result from the proposed development. It is therefore recommended that planning permission be granted, subject to safeguarding conditions.

DRAFT CONDITIONS FOR DECISION NOTICE

Application No: CA/19/00563/FUL

Proposal: Proposed single-storey rear extension.

Location: 43 Blean View Road, Herne Bay, CT6 7RA

CONDITIONS:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of 14/12/18.

REASON: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby approved shall be carried out in accordance with the submitted drawings:

- P01A received 26/03/19

REASON: To secure the proper development of the area.