

REFERENCE NO - 19/504565/FULL		
APPLICATION PROPOSAL Renovation of existing dwelling, including erection of a two storey rear extension, alterations to front elevation, and erection of a part first floor, part two storey front extension to garage.		
ADDRESS 34 The Landway, Bearsted, Maidstone, Kent ME14 4BE		
RECOMMENDATION GRANT PLANNING PERMISSION subject to planning conditions set out in Section 8.0		
SUMMARY OF REASONS FOR RECOMMENDATION The proposed development accords with the policies and guidelines relating to domestic extensions.		
REASON FOR REFERRAL TO COMMITTEE Ward Councillor has requested that the application be considered by the Planning Committee if Officers are minded to recommend approval, due to concerns about bulk, loss of privacy, light and amenity to neighbouring properties.		
WARD Bearsted	PARISH/TOWN COUNCIL Bearsted	APPLICANT Mr & Mrs Donoghue AGENT Mr Pail Briner
TARGET DECISION DATE 05.12.2019		PUBLICITY EXPIRY DATE 18.10.2019

Relevant Planning History

74/1212 – Replacement garage and rear extension

75/0625 - Extension to form garage, utility room, bedroom and cloakroom

02/2043 - Erection of rear conservatory, detached garage including creation of new access and other alterations

MAIN REPORT

1. DESCRIPTION OF SITE

1.01 The application site comprises a detached 2-storey house located on The Landway. The dwelling is within Maidstone's urban area boundary as shown in the councils adopted local plan policies map. The Landway is a relatively busy road that can be accessed via the A20 (Ashford Road) from the south and the majority of the properties are larger scale, detached dwellings of various designs. The site is not subject to any other land designations and does not form part of a conservation area or AONB and is not listed.

2. PROPOSAL

2.01 The application seeks permission to renovate the existing dwelling incorporating, the erection of a two storey rear extension, alterations to the front elevation and alterations to the existing garage to raise the eaves and roof level.

- 2.02 In terms of design the two storey rear extension will have a maximum depth of 4.1 metres and will extend the full width of the existing property. The eaves height of the extension will be 5 metres with a maximum overall height of 8 metres. The alterations to the front elevation will not go beyond the existing building line and will incorporate two pitched roofs at two storey either side of the entrance.
- 2.03 The depth of the garage will increase by 5 metres towards the principle elevation of the main dwelling. The proposal seeks to increase the height of the eaves from 1.9 metres to 3.2 metres and increase the overall height from 4.6 metres to 6.6 metres with a hipped roof. The garage is not proposed to be demolished but extended and it is important to note that although the garage will have a first floor it will not be two storey.
- 2.04 The materials proposed are white painted render, split faced slate panels, grey framed windows and doors and Marley Birkdale tiles.
- 2.05 The plans show four parking spaces to be retained and a garage to accommodate one car.
- 2.06 The appearance of the dwelling would significantly change due to the design, materials and fenestration.

3. POLICY AND OTHER CONSIDERATIONS

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Maidstone Borough Local Plan 2017:

DM1 – Principles of good design

DM9 - Residential extensions, conversions and redevelopment within the built up area.

SPG 4 - KCC Parking Standards (2006)

Maidstone Local Development Framework, Residential Extensions Supplementary Planning Document (2009)

4. LOCAL REPRESENTATIONS

Local Residents:

- 4.01 Two representations from neighbouring properties have been received raising the following objections (summarised):
- Significant extension to the existing property
 - Overshadowing/reduction in natural light
 - Bulk of extension resulting in loss of privacy and overlooking
 - Proposed tiles will not look out of character for the area
 - Visual impact
 - The garage will result in an oppressive structure
 - Impact the outlook
 - Eyesore
 - Not in keeping with the surrounding area
 - Impact to existing trees

Councillor Springett raised concerns regarding the overall bulk of the proposal compared to the existing building and the loss of privacy and potential loss of light and amenity to neighbouring properties.

There were no representations in support of the application.

5. CONSULTATIONS

5.01 Bearsted Parish Council

The parish council raise concerns in regards to the size, mass, loss of privacy and out of character with neighbouring properties.

5.02 KCC Highways

No comments

6. APPRAISAL

Main Issues

6.01 The key issues for consideration relate to:

- Design and visual impact of the proposal
- The potential impact upon the amenities of neighbouring householders.

Design and visual impact

6.02 Policy DM9 of the Maidstone Borough Local Plan (2017) is supportive of extensions to dwellings within urban areas provided that the scale, height, form and appearance and siting of the proposal would fit unobtrusively within the existing building and the character of the street scene/or its context. In advising on side extensions, the Residential Extensions SPD (2009) notes that the acceptable depth and height of a rear extension will be determined by the ground levels, distance from the boundaries and size of the neighbouring garden/amenity space. In normal circumstances, the SPD advocates that rear extension on a detached property should generally extend no more than 4 metres from the rear elevation.

6.03 Policy DM9 further states that in a street of traditional detached and semi-detached houses, the infilling of the spaces between with two storey extensions could create a terraced appearance at odds with the rhythm of the street scene when the gaps, often with associated landscaping or allowing longer views are important elements. A side extension built flush with the existing front elevation of the house may also affect the symmetry of a pair of semi-detached properties with adverse impact on the street scene.

6.04 The existing maximum depth of the property (northern elevation) is 9 metres. The rear extension seeks to increase this depth of the dwelling to a maximum of 13.2 metres, an increase of a little over 4m. For the size of the plot and the scale of the existing property I would not consider the proposed depth to be an excessive increase. The garden area to be retained would be approximately 45 metres.

6.05 The extension to the existing garage would measure 5 metres in depth but would still be set back from the principal elevation by approximately 0.6 metres and would

be significantly set down from the apex of the main dwelling. It would therefore be in accordance with the residential extension SPD for side extensions.

- 6.06 Although I do agree that the proposal would significantly change the appearance of the existing dwelling, it is not considered that the property is of such high visual amenity value that the change in design would result in significant harm. The application site is not restricted in terms of being located in a conservation area or AONB and is not listed.
- 6.07 The Landway is a mixed street scene with variety in the design and height of buildings and it is considered that, in its context, the proposed development would not appear significantly out of place or out of character with its surroundings. Cumulatively the proposed extensions would almost double the size of the existing property however; the majority of the development would not be visible from the highway and would sit comfortably within the site.
- 6.08 The front building line of the property would not extend further forward than that of the existing building, the alterations to the front elevation would however amend the design to incorporate two front projections maintaining the position of the existing front wall with the entrance recessed centrally.
- 6.09 The materials proposed are white painted render, split faced slate panels, grey framed windows and doors and Marley Birkdale tiles. Although these materials would not match the existing dwelling, they would appear sympathetic within the mixed street scene where a variety of different materials exists. It is not uncommon for properties within the urban area of Maidstone to have similar materials to the ones proposed and therefore the property would not detract from the characteristics within the vicinity or the wider area.
- 6.10 Overall it is considered that the proposed extensions and alterations would not significantly harm the visual character of the street scene or surrounding area and would be in accordance with current policy and guidance.

Impact on neighbouring amenities

- 6.11 Policy DM9 specifically states that residential extensions will be supported provided that the privacy, daylight, sunlight and maintenance of a pleasant outlook of the adjoining residents would be safeguarded. This requirement is also observed in the Residential Extensions SPD (2009) where it is noted that the design of residential extensions should not result in windows that directly overlook the windows or private amenity spaces of any adjoining properties and should also respect daylight, sunlight and outlook.

36 The Landway

- 6.12 The application site is located forward of this neighbouring property by approximately 5.5 metres. In terms of residential amenity impact, the extension to the garage would be sufficiently set away from No.36 The Landway to not result in a loss of light or outlook. The proposed rear extension towards the north of the application site would be approximately 1.5 metres from the neighbouring boundary at its closest point.
- 6.13 No. 36 has two windows at ground floor and one window at first floor in the flank elevation, with a glazed conservatory to the rear of the property. Any impact on the neighbouring property would be to the flank wall as the proposed extensions would not extend beyond the rear elevation of the neighbouring property. The windows in this elevation are secondary windows with limited existing outlook, as such it is not considered that the proposed extensions would cause significant loss of light, outlook, overshadowing or be overbearing on the amenity of the neighbouring occupiers.

- 6.14 Windows are proposed in the first floor side elevation of the extension, however these would serve two bathrooms and a secondary window to the bedroom. These could be conditioned to be obscure glazing and non-opening above 1.7 metres to mitigate any potential harm.
- 6.15 The first floor windows proposed in the rear elevation is fairly large, however due to the siting and orientation of the properties, the retained gap to the boundary and the current fenestration to the rear of the application site I would not consider the proposal to result in any additional impact to this neighbouring property in terms of overlooking or loss of privacy.

32 The Landway

- 6.16 The main concern raised by this neighbouring property is in relation to the extension to the existing garage. Currently the garage is located towards the rear boundary of No.32 The Landway and is 4.6 metres in height and has a depth of 6.2 metres. There is an existing fence that runs along the boundary and the agent has confirmed that that the fencing is not planned to change or be removed. The proposal seeks to increase the height of the eaves from 1.9 metres to 3.2 metres and increase the overall height from 4.6 metres to 6.6 metres with a barn-hipped roof.
- 6.17 The neighbouring dwelling benefits from a fairly large garden that extends to the south of the property where it also increases in depth. The current outlook along the northern boundary towards No.34 is the flank brick wall and a hipped roof of the existing garage. The outlook of this property to the north is already compromised by the existing garage and that the proposal would not create any additional harm. There maybe some additional bulk and massing close to the boundary however the presence of the existing fencing and barn-hipped roof design will help soften the view. The garden of the neighbouring property extends beyond this small area next to the northern boundary and as such the amenity of the property would not be significantly compromised by the additional height of the proposed garage extension.
- 6.18 No.32 The Landway has windows in the rear facing elevation, with the closest ground floor window serving a study. In terms of loss of light, the 45 degree light test indicates that on plan the garage may cause some loss of light, however the existing garage would fail the same test and when assessed with the elevational test it would pass and concludes that it would not result in loss of light. On balance, the proposal would not result in any significant loss of light to the neighbouring property due to the path of the sun, orientation of the buildings, the existing garage relationship and the 45 degree test being passed on the elevational drawings.
- 6.19 No windows are proposed in the side elevation of the garage, therefore I do not consider the extended garage to result in a loss of privacy or overlooking.
- 6.20 The proposal would not detrimentally impact other neighbouring properties in terms of loss of light, outlook, overlooking or loss of privacy due to the siting and orientation of application site.

Other Matters

- 6.21 KCC Highways state within their residential parking standards that a property with 4+ bedrooms should be allocated at least 2 independently accessible spaces within a suburban area. I would consider the amount of space retained on the private forecourt to accommodate 2+ cars and would therefore be in accordance with policy DM9 and KCC Highways recommendation for properties of this size.

6.22 Concerns were raised in regards to the 4 large trees sited in the rear garden of the application site. These trees are not subject to tree preservation orders and as stated in the above assessment the site is not within a conservation area.

6.23 The Tree and Conversation Officer has made the following comments in regards to the trees in question:

Whilst there are a number of significant trees adjacent to the area proposed for redevelopment they are sufficiently distant, with due care, to avoid potential adverse effects. I therefore raise no objection on arboricultural grounds subject to the addition of a standard pre-commencement tree protection condition.

The agent has agreed to a pre commencement condition to ensure retention and protection of the trees in the rear garden.

7. CONCLUSION

7.01 The above assessments indicate that the extensions and alterations to 34 The Landway accord with the relevant policies and guidelines on residential extensions. On balance, this is an acceptable development and approval is therefore recommended subject to conditions.

8. RECOMMENDATION

GRANT planning permission subject to the following conditions:

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission;

Reason: In accordance with the provisions of Section 91 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 permitted shall be carried out in accordance with the following approved plans/drawings:

Householder Application

19-61002 REV P1 Existing elevations (received 09/10/2019)

19-61004 REV P1 Proposed elevations (received 09/10/2019)

19-61001 REV P1 Location, site plan and existing floor plans (received 09/10/2019)

19-61003 REV P1 Location, site plans and proposed floor plans (received 09/10/2019)

19-61010 Pro map overlay (received 09/10/2019)

Reason: To ensure the quality of the development is maintained and to prevent harm to the character, appearance and visual amenity of the area.

3) The external facing materials to be used in the construction of the extension hereby permitted shall be those specified on the approved drawings;

Reason: To ensure a satisfactory appearance to the development.

4) Before the development hereby permitted is first used, the proposed windows in the first floor northern elevation to the extension shall be obscure glazed to not less than

the equivalent of Pilkington Glass Privacy Level 3, and these windows shall be incapable of being opened except for a high level fanlight opening of at least 1.7m above 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.

- 5) The development hereby approved shall not commence until details of tree protection in accordance with the current edition of BS 5837 have been submitted to and approved in writing by the local planning authority. The trees situated to the rear of the property to be retained must be protected by barriers and/or ground protection. No equipment, plant, machinery or materials shall be brought onto the site prior to the erection of approved barriers and/or ground protection except to carry out pre commencement operations approved in writing by the local planning authority. Nothing shall be stored or placed, nor fires lit, within any of the protected areas. No alterations shall be made to the siting of barriers and/or ground protection, nor ground levels changed, nor excavations made within these areas without the written consent of the local planning authority. These measures shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development

- 6) The extensions hereby approved shall not commence above slab level until details for a scheme for the enhancement of biodiversity on the site shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall consist of the enhancement of biodiversity through either integrated methods into the design and appearance of the extension by means such as swift bricks, bat tube or bricks, or through provision within the site curtilage such as bird boxes, bat boxes, bug hotels, log piles and hedgerow corridors. The development shall be implemented in accordance with the approved details and all features shall be maintained thereafter.

Reason: To protect and enhance the ecology and biodiversity on the site in the future.

Case Officer: Sophie Bowden