

REFERENCE NO - 20/503160/FULL		
APPLICATION PROPOSAL Creation of first floor front extension, alterations to rear windows and doors, insertion of 2no. windows to side at first floor and internal alterations. (Revised scheme to 19/502796/FULL)		
ADDRESS 55 Boxley Close, Maidstone, Kent, ME14 2DP		
RECOMMENDATION Grant planning permission subject to conditions		
SUMMARY OF REASONS FOR RECOMMENDATION The proposed development accords with the policies and guidelines relating to domestic extensions and there is a similar addition to the neighbouring property.		
REASON FOR REFERRAL TO COMMITTEE The applicant has declared on the application form that they are the spouse of an employee of Maidstone Borough Council and therefore the decision cannot be made under delegated powers.		
WARD North	PARISH/TOWN COUNCIL N/A	APPLICANT Mrs Anita Seeley AGENT Mr Tim Spencer
TARGET DECISION DATE 30.09.20		PUBLICITY EXPIRY DATE 20.08.20

Relevant Planning History

19/502796/FULL - Creation of first floor front extension, alterations to rear windows and doors, insertion of 2no. windows to side at first floor and internal alterations. – Approved 29.08.19

Enforcement History:

No enforcement history.

Appeal History:

No previous appeals.

MAIN REPORT

1. DESCRIPTION OF SITE

1.01 The application site comprises a semi-detached 2-storey house located to the southern side of Boxley Close. The dwelling is part of a comprehensive housing development that was approved in the 1960's and the appearance of the houses is typical of the prevailing design at the time. The adjacent dwelling, No.57 has been the subject of a very similar extension to that proposed here. The northern side of this part of Boxley Close is defined by mature trees and landscaping and beyond this is the M20.

1.02 In terms of the local plan, Boxley Close is located within the urban area and is not subject to any specific designations.

2. PROPOSAL

2.01 This application is a revised scheme of permission 19/502796/FULL. It still seeks permission to add a first floor extension to the front of the property. There is an

existing single storey, flat roof projection to the front of the dwelling that provides a porch and part of the lounge and the proposal will extend above this to the same footprint. The addition will have a gabled roof form that will be 0.65m lower than the ridge height of the dwelling. The extension will facilitate the enlargement of an existing bedroom. Internally, the first floor will be reorganised to provide an ensuite bathroom and the existing bathroom and separate WC will be adjusted to form one room. To this end, it is proposed to infill the existing first floor rear window that serves the WC. On the rear ground floor elevation, the existing patio doors will be widened. The plans also detail the provision of 2 windows on the flank elevation of the dwelling to serve the stairway and the newly provided en-suite bathroom.

2.02 The external finishes of the proposals have been amended in this submission to go from brick & weatherboard on the front elevation to grey weatherboard at first floor level and white render at ground floor level.

2.03 The differences between the approved scheme and the current proposed scheme are: Materials

Approved scheme – North Elevation – Materials proposed were brick to ground floor level and weatherboard to first floor level.

Current Scheme – North Elevation – Materials proposed white render at ground floor level and grey weatherboard to first floor level.

3. POLICY AND OTHER CONSIDERATIONS

Maidstone Borough Local Plan 2017: DM1; DM9; DM23
Supplementary Planning Documents: Residential Extensions (2009)
National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

4. LOCAL REPRESENTATIONS

Local Residents:

4.01 No representations have been received from local residents as a result of the consultation process.

5. CONSULTATIONS

(Please note that summaries of consultation responses are set out below with the response discussed in more detail in the main report where considered necessary)

KCC Public Rights of Way Officer

5.01 Public Rights of Way KB7 footpath runs outside the southern boundary of the site and should not affect the application.

6. APPRAISAL

Main Issues

6.01 Planning permission has already been granted for a similar proposal under permission 19/502796/FULL. The key issues for consideration for the previous proposal related to:

- The design and visual impact of the proposal

- The potential impact upon the amenities of neighbouring householders.

6.02 The current proposal only amends the external finishes of the materials. The form, size, design and window proposals in the proposed extension are all unaltered from the previous permission. The external finishes have been amended in this submission to go from brick & weatherboard on the front elevation to grey weatherboard at first floor level and white render at ground floor level.

Design and Visual Impact

6.03 Policy DM9 of the Maidstone Borough Local Plan (2017) is supportive of extensions to dwellings within urban areas provided that the scale, height, form, appearance and siting of the proposal would fit unobtrusively with the existing building and the character of the street scene and/or its context. In advising on front extensions, the SPD Residential Extensions (2009) notes that where acceptable, such additions should respect the scale of the building to which it is attached and the roof should be of the same form and should not diminish the character of the street scene.

6.04 The committee report for the original permission (19/502796) stated that:

"The proposed first floor extension has been designed to be proportionate to the existing ground floor projection of the dwelling and incorporates a roof form that is complimentary to the original house with a height that is 0.65m lower than the ridge line of the main property. The additional windows to the flank elevation and rearrangement of the patio doors and windows on the rear elevation will not be visible within the streetscene.

Accordingly, the proposed extension and window alterations will not dominate the appearance of the dwelling. In addition, an extension of very similar design and proportions has been added to the neighbouring property (no.57). In view of these factors, the proposal will appear appropriate in its setting and will not detract from the visual qualities or general character of the streetscene."

6.05 As the current proposal is for the same design, the same assessment applies to this proposal. The proposed new materials to the front elevation go from brick & weatherboard on the front elevation to grey weatherboard at first floor level and white render at ground floor level, are minimal changes that are not considered to have an adverse impact on design and visual appearance. Indeed, there is a varied material palette in this area, including bricks, weatherboarding, tile hanging and some render. Therefore, the proposed amended materials are considered to blend in. Therefore, the proposal is still considered acceptable in relation to design and visual impact.

Impact upon neighbouring amenities

6.06 The amended materials to the proposal will not adversely impact residential amenity, as it has no impact on privacy, overlooking, sunlight/daylight or noise issues. The same assessment undertaken for permission 19/502796 will, therefore, still apply:

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

In terms of the first floor front extension, this will be set in from the common boundary with no.53 by 2.75m and 1.8m from the flank wall of the front projection at no.57. No windows are proposed in the side elevations of the first floor front extension. The front elevations of the houses on this part of Boxley Close face to the north. Overall, in view of these separation distances and the location of windows at the adjacent properties together with the orientation of the dwellings, there are unlikely to be any significant impacts upon the amenities of the adjacent householders.

In respect of the new windows to the flank elevation of the dwelling, these will relate to a stairway and bathroom. There is a first floor window to the flank elevation of no.57. Given the relationship with the adjacent dwelling and in consideration of the rooms to which the windows will relate, it would be reasonable to include a condition which requires these new windows are fitted with obscured glazing. There are no apparent issues regarding the alterations to the windows on the rear elevation of the dwelling as these openings already exist and are merely being removed or in the case of the patio doors, modestly increased in size. In balancing this issue, I am mindful that there have been no objections from the neighbouring householders”.

- 6.07 In conclusion, therefore, the similarities between the proposals ensures that there is no adverse impact on residential amenity as a result of this revised application, which relates only to external materials.

Other Matters

- 6.08 As for the previous 2019 permission, *“Policy DM9 requires that a satisfactory provision of parking is available for proposed developments. In this case, no additional rooms are being provided for this dwelling and therefore I conclude that the parking spaces on the existing driveway are sufficient. In addition, the comments from KCC Public Rights of Way Officer indicate that this proposal will not have any implications for the adjacent public footpath and therefore this issue requires no further assessment”.*
- 6.09 No biodiversity condition is imposed as the proposal is a first floor extension and so it does not utilise any additional footprint or involve the loss of garden land. Furthermore, as the proposal is so similar to the previous proposal, it is considered that only conditions similar to those imposed on the 2019 permission are reasonable to impose on this scheme.

PUBLIC SECTOR EQUALITY DUTY

- 6.10 Due regard has been had to the Public Sector Equality Duty, as set out in Section 149 of the Equality Act 2010. It is considered that the application proposals would not undermine objectives of the Duty.

7. CONCLUSION

- 7.01 The above assessments indicate that the proposed first floor addition and alterations to 55 Boxley Close accord with the relevant policies and guidelines on residential extensions. There have been no objections from the neighbouring householders or any consultees. The minor amendments to the external appearance of the scheme due to a change in materials at ground and first floor level is not considered to result in the proposal being unacceptable.

- 7.02 On balance, this is an acceptable development and approval is therefore recommended subject to the condition (also imposed on the previous permission 19/502796) regarding the use of obscure glazing to the new windows on the flank elevation.

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: 19035AS-PP-01; 19035AS-PP-02; 19035AS-PP-03; 19035AS-PP-04; 19035AS-PP-05; 19035AS-PP-06; 19035AS-PP-07; 19035AS-PP-08; 19035AS-PP-09; 19035AS-PP-10; 19035AS-PP-11; 19035AS-PP-12; 19035AS-PP-13; 19035AS-PP-14; 19035AS-PP-15; 19035AS-PP-16.

Reason: To clarify which plans have been approved.

- 3) The materials to be used in the development hereby approved shall be as indicated on the application form unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development

- 4) Before the development hereby permitted is first occupied, the proposed windows in the western flank elevation of the dwelling, shall be obscure glazed and 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 existing and prospective occupiers.

Case Officer: Joanna Woods