

<b>REFERENCE NO - 20/504742/FULL</b>		
<b>APPLICATION PROPOSAL</b> Demolition of existing garage/utility room and erection of two storey side and rear extensions, including raised patio to rear.		
<b>ADDRESS</b> 14 Faraday Road, Penenden Heath, Maidstone, Kent, ME14 2DB		
<b>RECOMMENDATION</b> Grant planning permission subject to planning conditions		
<b>SUMMARY OF REASONS FOR RECOMMENDATION</b> The proposal would not be visually harmful in this suburban location and would not have a detrimental impact upon neighbouring amenity or parking in the area.		
<b>REASON FOR REFERRAL TO COMMITTEE</b> The applicant is related to a member of staff.		
<b>WARD</b> East Ward	<b>PARISH/TOWN COUNCIL</b> N/A	<b>APPLICANT</b> Mr Richard Franks  <b>AGENT</b> N/A
<b>TARGET DECISION DATE</b> 09/12/2020		<b>PUBLICITY EXPIRY DATE</b> 06/11/2019

## **MAIN REPORT**

### **1.0 DESCRIPTION OF SITE**

- 1.01 Faraday Road is a residential cul-de-sac consisting of two storey detached dwellings. The dwelling on the application site is a two storey detached dwelling with a hipped roof. The ground floor of the property is brick finished and the first floor rendered.

### **2. PROPOSAL**

- 2.01 The proposal seeks to demolish an existing single storey garage/utility room at the side of the property and construct a two storey side and rear extension. The proposal includes a raised patio section to the rear.
- 2.02 The two storey side extension projects from the existing side elevation by 2.3m. The side extension is the same height as the existing dwelling (7.16m) and has a depth at first floor level of 6.13m. e
- 2.03 The two storey rear extension is also the same height as the existing dwelling and projects 2.45m to the rear. The rear extension measures 6m across the rear elevation where it meets the existing two storey rear projection.

### **3. POLICY AND OTHER CONSIDERATIONS**

Maidstone Borough Local Plan 2017:

DM1 – Principles of good design

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

DM23 – Residential parking standards

#### 4. LOCAL REPRESENTATIONS

4.01 Three neighbouring properties were consulted by direct mail regarding the proposed development. This consultation expired on 05/11/2020, no representations were received.

#### 5. APPRAISAL

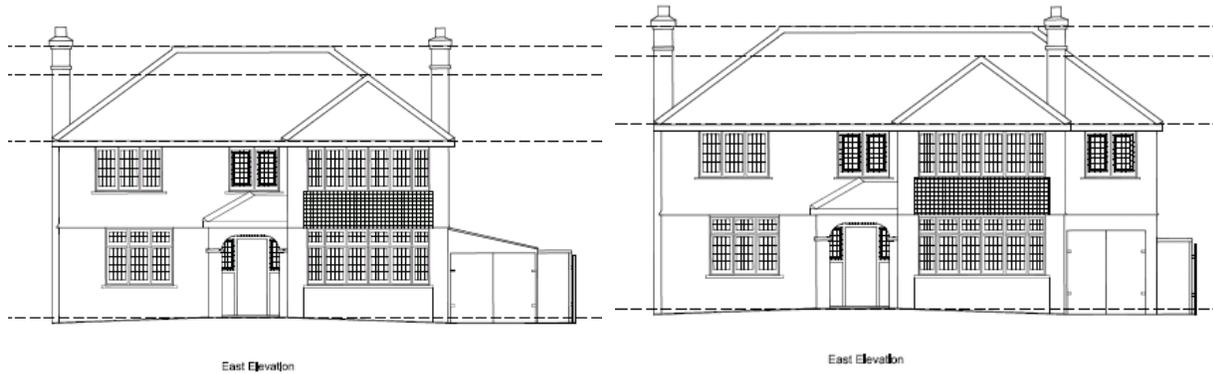
##### Main Issues

- 5.01 The key issues for consideration relate to:
- Design and visual impact of the proposed development
  - The potential impact upon the amenities of neighbouring householders.
  - Parking and highways
  - Biodiversity gains

##### Design and visual impact

5.02 Policy DM1 sets out the principles of good design. In particular, proposals should respond positively to local character and particular regard should be paid to scale, height, materials, detailing mass and bulk.

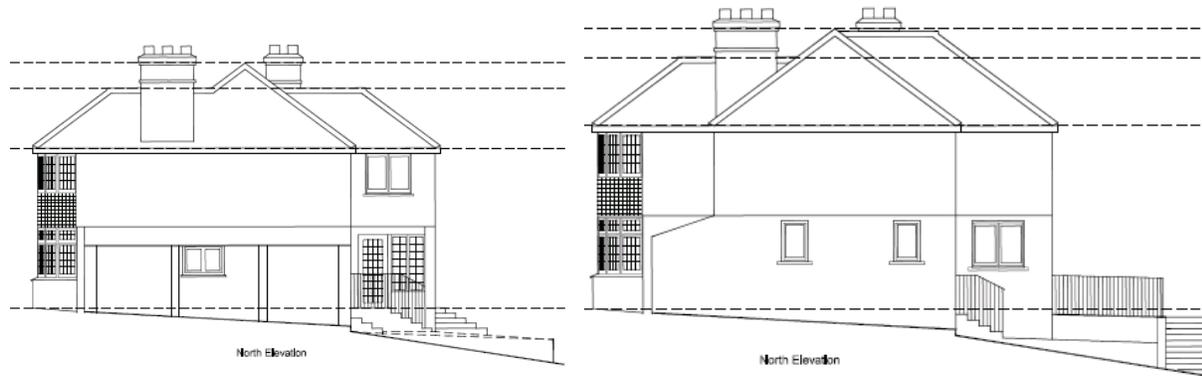
Fig 1: Existing and proposed front elevations



5.03 More specifically, Policy DM9 sets out the criteria for domestic extensions. Within the defined boundaries of the urban area, rural service centres and larger villages, proposals for the extension, conversion or redevelopment of a residential property which meet the following criteria will be permitted if: i. The scale, height, form, appearance and siting of the proposal would fit unobtrusively with the existing building where retained and the character of the street scene and/or its context.

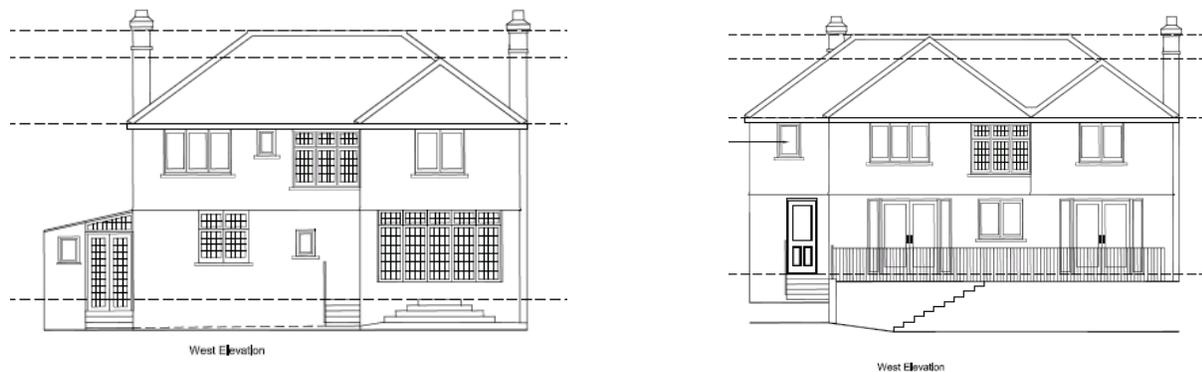
5.04 Beginning with the side extension this projects from the side elevation by 2.3m, which is well under half the width of the existing dwelling house, which has a width of 10.5m. In terms of subservience whilst the side extension is not set down from the main roof line, it does match the hipped roof form and where it is to the side of the existing front projection, it is substantially set back by a distance of at 3m from the front elevation.

Fig 2: Existing and proposed side elevations



- 5.05 It is considered that the side extension retains the character and appearance of the existing dwelling and does not 'overwhelm' the character of the existing dwelling. When viewed from the front it is a relatively small addition in comparison to the rest of the dwelling.
- 5.06 Moving onto the rear, there is an existing rear two storey projection at the southern side of the existing building and the proposal involves a rear extension infilling across the rear of the remaining rear elevation.
- 5.07 The rear extension has a roof form that matches the existing dwelling. In terms of its scale whilst the extension is wider than the existing rear projection, the design of the roof and fenestration integrates the extension into the existing property. As this element is located to the rear, there would be no impact upon the wider street scene.

Fig 3: Existing and proposed side elevations



### **Impact on neighbouring amenities**

- 5.08 Policy DM9 specifically states that domestic 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 domestic alterations 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.
- 5.09 The two neighbouring properties that could be impacted upon by the development are 12 and 16 Faraday Road which are located to the 1.5m north and 1m south of 14 Faraday Road.

Planning Committee

26 November 2020

5.10 The residential extension SPD advises that where necessary a 45 degree angle light test should be carried out to confirm whether a particular development would result in a loss of daylight to a habitable room.

5.11 When considering the presence of the existing rear projection, it is not considered that any harmful impact would occur to number 16 to the south.

5.12 When carrying out 45 degree angle tests in relation to number 12, whilst a slight impact may occur from over the top of the development on the rear conservatory, no impact would occur from around the development. The impact is slight and on this basis it is not considered that a harmful impact to the amenity of occupants of number 12 would occur.

5.13 No windows are proposed on the side elevations that could overlook neighbouring properties.

#### **Parking and highways**

5.14 The development does not seek to increase the number of bedrooms in the dwelling.

5.15 Appendix B to Policy DM23 states that a 4 bedroom dwelling should have 2 independently accessible spaces within a suburban area. It is not considered that the loss of the small parking garage that would result from the development would have a detrimental impact upon parking in the area or the wider highway network. 2 vehicles can be accommodated on the front drive.

#### **Biodiversity gains**

5.16 The applicant has submitted a 'Biodiversity Plan' which indicates that a 'Brushwood nest' for birds, a 'Hedgehog house' and a 'Stourhead bat box' would all be placed within the rear garden. It is considered that these are helpful additions to the application.

#### **Public sector Equality Duty**

5.17 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.

#### **Conclusion**

5.18 The proposal will provide well designed subservient additions to the dwelling that would not have any harmful impact upon the host dwelling or the character and appearance of the area.

5.19 The development would not harm the amenity of neighbouring properties nor would it harmfully impact upon parking in the area or the wider highway network. As such the development is compliant with local and national design policies and is recommended for approval.

## **6. RECOMMENDATION**

Grant 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/documents:

Householder Application for planning permission

FARA-001	Existing Floor and Roof Plans
FARA-002	Proposed Floor and Roof Plans
FARA-003	Existing Elevations
FARA-004	Proposed Elevations
FARA-005	Existing and Proposed Block Plans
FARA-006	Site Location Plan
FARA-007	Biodiversity Plan

Reason: To ensure a satisfactory appearance to the development and in the interests of residential amenity.

- 3) The materials to be used in the development hereby approved shall be as indicated on the approved plans.

Reason: To ensure a satisfactory appearance to the development

- 4) The biodiversity enhancements set out in the submitted biodiversity plan shall be in place prior to the first use of the approved extensions and retained thereafter.

Reason: In the interests of biodiversity.