

REPORT SUMMARY

REFERENCE NO: - 22/505681/FULL		
APPLICATION PROPOSAL: Alterations to roof of the existing side/rear extension		
ADDRESS: 44 Heath Road Maidstone Kent ME16 9LG		
RECOMMENDATION: GRANT – Subject to conditions set out in Section 8.0 of the report		
SUMMARY OF REASONS FOR RECOMMENDATION: The proposal would not result in harm to visual or neighbouring residential amenity and all other material planning considerations are considered acceptable, such that the proposal would be in accordance with current local and national policy and guidance.		
REASON FOR REFERRAL TO COMMITTEE: The application has been submitted by a current employee of Maidstone Borough Council.		
WARD: Heath	PARISH/TOWN COUNCIL:	APPLICANT: Mr & Mrs Altieri AGENT: ARQIS Studio Ltd
CASE OFFICER: Gautham Jayakumar	VALIDATION DATE: 06/12/22	DECISION DUE DATE: 31/01/23
ADVERTISED AS A DEPARTURE: NO		

Relevant Planning History

06/0803 : Erection of a single storey side and rear extension as shown on drawing number D.403 received on 2/05/06. Approved 26.06.2006

MAIN REPORT

1. DESCRIPTION OF SITE

1.01 The application site relates to a semi-detached two-storey dwellinghouse located on Heath Road within the urban boundary of Maidstone. The streetscene is varied in terms of design, materials, finishes and types of dwellings. The site is not located on any designated land nor are there any listed buildings or TPO's near the site. The site is not located within a flood zone.

2. PROPOSAL

2.01 The proposal is for the alteration to the roof of the existing side/rear extension to the dwellinghouse built under application 06/0803.

2.02 The existing roof is a mix of pitched roof at the side and a flat roof at the rear and a portion of the side elevation (Image 1)

2.03 The proposed roof alteration is a sloped roof that wraps around the existing side extensions at the side and rear of the dwellinghouse (Image 1). The proposed roof alteration would bring the ridge height of the roof to approx. 3.7m which would be approx. 0.7m higher than the existing flat roof which wraps around the rear and the side, and approx. 0.3m lower than the existing pitched roof at the side elevation.

The sloped roof at the rear includes 2 new roof lights. The proposed roof would only project approx. 0.2m further outward than the existing roof at the side elevation and would be flush with the existing roof line at the rear elevation. The new roof would be tiled using match materials to the roof tiles of the dwellinghouse.

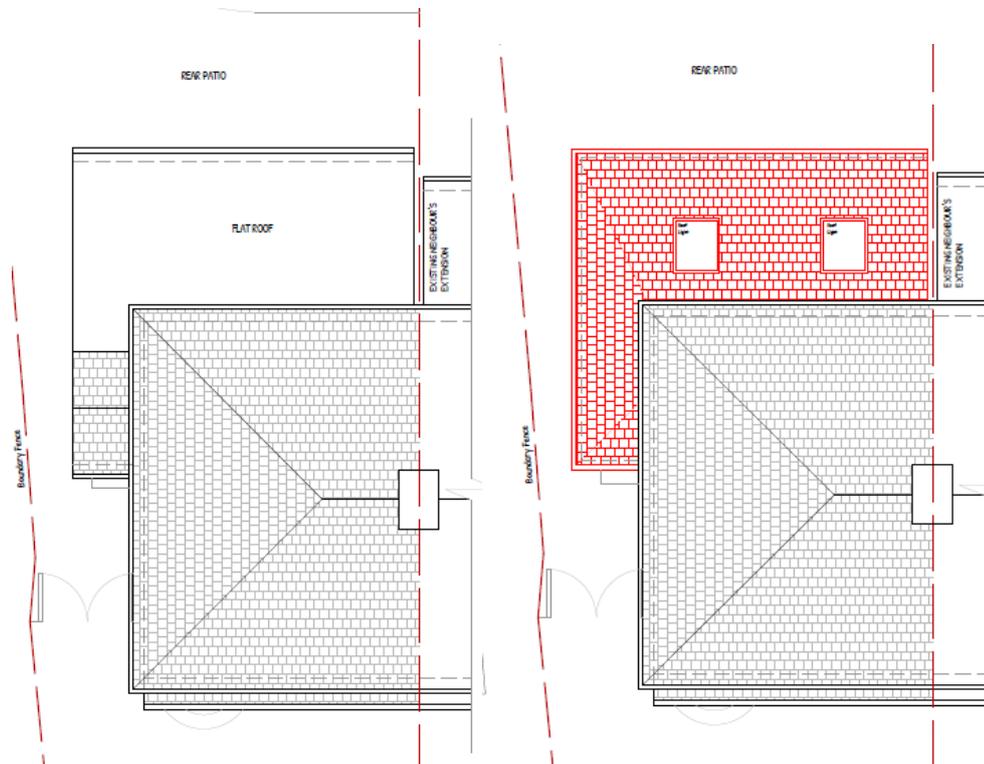


Image 1: Existing(left) and proposed(right) roof at 44 Heath Road

3. POLICY AND OTHER CONSIDERATIONS

Maidstone Borough Local Plan (2011-2031): DM1 and DM9

Emerging Policies: Maidstone Borough Council – Local Plan Review Regulation 22 Submission. The Regulation 22 Submission comprises the draft plan for submission (Regulation 19) dated October 2021, the representations and the proposed main modifications. It is a material consideration and some weight must be attached to the document because of the stage it has reached. This weight is limited, as it has yet to be the subject of an examination in public. Policy LPRSP15 – Principles of Good Design and LPRHOU 2 – Residential extensions, conversions, annexes and redevelopment in the built-up areas

The National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG):

Supplementary Planning Documents: Maidstone Local Development Framework: Residential Extensions SPD

4. LOCAL REPRESENTATIONS

No representation received

5. CONSULTATIONS

None

6. APPRAISAL

The key issues are:

- Policy context
- Visual Impact
- Residential Amenity
- Other Matters

Policy context

- 6.01 The application site is located within the urban settlement boundary. Policy DM9 allows for residential extensions provided that:
- 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.
 - ii. The traditional boundary treatment of an area would be retained and, where feasible, reinforced;
 - iii. The privacy, daylight, sunlight and maintenance of a pleasant outlook of adjoining residents would be safeguarded; and
 - iv. Sufficient parking would be provided within the curtilage of the dwelling without diminishing the character of the street scene.
- 6.02 Policy DM1 (ii) in terms of design refers to developments responding positively to the character of the area, with regard being paid to scale, height materials, detailing, mass, bulk, articulation and site coverage. DM1 (iv) re-iterates consideration to be paid to adjoining neighbouring amenity.
- 6.03 The Residential Extensions SPD provides further guidance in terms of design.
- 6.04 The application site is situated in a sustainable location within the urban settlement boundary and as such, the principle of development in this location is considered acceptable subject to the material planning considerations discussed below.

Visual Impact

- 6.05 The proposed roof alteration, although to the side of the property, would alter the existing roof profile of the single storey side extension that is visible from the principal elevation and from Heath Road. However, the proposed roof profile would complement the existing dwelling and the character of the area in accordance with paragraph 4.28 of the Residential Extensions SPD. The proposal would also be in accordance with Policy DM9 of the Local Plan as it ensures that "the scale, height, form, appearance and siting of the proposal would fit unobtrusively with the existing building".
- 6.06 The new roof at the rear extension of the dwellinghouse would be approx. 0.7m higher than the existing flat roof and include 2 roof lights, as the new roof profile would be sloping, it would remain congruent with the design of the existing dwelling

house and the scale, height, form and appearance would remain subservient to the existing dwellinghouse in accordance with the policies mentioned above.

- 6.07 Overall, the proposed alterations to the roof profile are not considered to have any negative impact on the visual amenity of the existing building or the character of the area.

Residential Amenity

- 6.08 The nearest neighbouring dwellings are the attached neighbour number 42 to the east of the application site, number 46 to the west and 2A Long Rede Lane to the north-west. All other neighbouring properties are considered to be a significant distance away to be unaffected by the proposed development.
- 6.09 Number 42 has an existing part single/part 2 storey rear extension, the existing rear extension to the application site does not project beyond these additions and although the existing flat roof would be raised, there would be no greater impact on the amenity of the neighbouring property in terms of loss of light, outlook, privacy or overshadowing.
- 6.10 Number 46 is the property located to the west of the application site, it is a detached dwelling situated at a slightly lower level than the application site. A close boarded fence separates the two properties. The proposed roof alteration would see the roof slope away from the boundary and would be in the shadow of the existing dwelling, such that the proposal would not harm neighbouring amenity.
- 6.11 2A Long Rede adjoins the rear part of the side boundary of the application site, the works to the roof are considered a significant distance away such that no harm would result to neighbouring amenity.
- 6.12 Overall no harm would result to neighbouring amenity.

Other Matters

- 6.13 The proposed alterations would alter the existing roof profile of an existing single storey extension. No further footprint would be created and the alterations are minimal in scale. Due regard has been given to ecological matters, however it is not considered reasonable given the nature of the proposal to require any ecological enhancements in this case.
- 6.14 The existing parking provisions at the site would remain and there are no additional bedrooms included within the proposal. Considering this, the proposal would not impact upon highway safety or parking at the site.

PUBLIC SECTOR EQUALITY DUTY

- 6.15 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 proposed roof alteration would remain subservient to the existing dwellinghouse and be complementary to the existing roof profile and the character of the area. The proposal would therefore be compliant with the local and national planning policies and is hence recommended for approval.

8. RECOMMENDATION

GRANT planning permission subject to the following conditions

with delegated powers to the Head of Planning and Development to be able to settle or amend any necessary planning conditions in line with the matters set out in the recommendation and as resolved by the Planning Committee.

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:

Drawing no. RA-001 Site Location and Existing and Proposed Block Plan
Drawing no. RA-002 Existing and Proposed Ground Floor and Roof Plans
Drawing no. RA-003 Existing Elevations
Drawing no. RA-004 Proposed Elevations

Reason: To clarify which plans have been approved.

(3) The materials to be used in the construction of the external surfaces of the roof alterations hereby permitted shall match those used in the existing building;

Reason: To ensure a satisfactory appearance to the development.

Case Officer: Gautham Jayakumar

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.