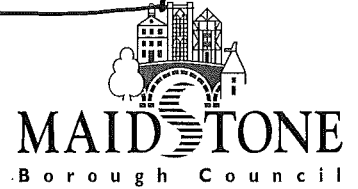


MA / 10 / 0791

Appendix 1



Mr & Mrs P Bradley
3 Randall Row
Loose
Maidstone
Kent ME15 0EG

Date: 09 December 2009
My ref 420/124 (Randalls Row)
Your ref: N/A

Dear Mr & Mrs Bradley,

TOWN AND COUNTRY PLANNING ACT 1990
LOCATION: 3 Randalls Row, Loose, Maidstone
PROPOSAL: Erection of a rear conservatory

I write to you following the meeting held at your property on 07 December 2009 with yourself, the Council's Conservation Officer Michelle Sadlier and Planning Officer Laura Gregory.

As you are aware, planning permission for the erection for a conservatory on your property was refused under MA/07/0727 for the following two reasons: -

1) The proposed conservatory by virtue of its design, in particular, the pitched roof and double glazing would cause significant harm to the character, appearance and form of the listed building and would detract from the traditional and historic appearance of a terrace of listed buildings, contrary to policy BE6 of the South East Plan 2009 and advice contained within PPG15: Planning and the Historic Environment.

2) The proposed conservatory by virtue of its depth and height, attached to an existing extension would cause an unacceptable overbearing impact on both of the adjoining neighbour's private area of garden, much to the detriment of the residential amenity of the neighbouring properties, contrary to policy CC6 of the South east Plan and advice contained within Supplementary Planning Document: Residential Extensions adopted May 2009.

Following our site visit and having examined the amended proposal I have the following comments to make.

The proposed design is appropriate and acceptable. The reduced amount of glazing and proposed flat roof with roof light above is more sympathetic to the character and form of the dwelling and the traditional and historic appearance of the terrace would be conserved and protected.

David Petford
Chief Executive
David Edwards
Director of Change &
Environmental Services
Alison Broom
Director of Prosperity
& Regeneration
Zena Cooke
Director of Resources
& Partnerships

Maidstone House
King Street
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On the subject of glazing, as discussed on site, the use of double glazing in listed buildings and Conservation Areas is generally considered unacceptable because of the visual harm it has on the historic appearance of the property. However, on further consideration, given that the extent of glazing proposed has been reduced, and the modern design of the extension clearly distinguishes it from the rest of the listed building I consider that that double glazing or similar products would now be acceptable although I would advise that the two window panes should be very close together, to ensure that the glazing appears in keeping with the main building.

In terms of the of materials finish, I would be happy with either feather-edged weatherboarding or rendering. Although the weatherboarding located along boundaries may have some building control issues which you may wish to investigate further. The Building Control team can be contacted on 01622 60701.

To help the design harmonise a bit more effectively with the historic environment, I have the following recommendations:

- 1) Bring the door glazing to the full length of the door rather than inserting a solid panel at the bottom;
- 2) To line up all of the elements of all of the rear windows, use a dummy casement in the centre;
- 3) To ensure that the details along the roof and wall junction complement the character of the listed building, be sure to provide large scale, detailed drawings with the application.

Provided that these recommendation are taken heed of, I do not raise any objection to the proposal.

On the issue of the impact upon the residential amenity of the adjoining properties, I note that whilst it is now proposed to build the conservatory 700mm from the boundary with No 4 Randalls Row and that the overlooking windows have been removed, the combined depth of the proposed extension and the extension is still unacceptable. I am happy to accept a garden room extension on your property but in view on the impact upon the adjoining dwellings I strongly advise that the combined depth of the rear extensions on your property does not exceed 5m in depth. At this depth and with the proposal to step extension 400mm below the existing floor level, I consider that the overbearing impact on the two adjoining properties would be satisfactorily overcome.

I trust that this letter provides a fair summary of what was discussed. I would stress that the views expressed by the officer at the meeting were informal and do not bind the Members of the Council to any particular course of action or decision.

This letter relates to planning matters only and you are reminded of the need to ensure that you have all other necessary consents before proceeding with any development. In particular you are advised to ensure that your proposals conform to the Building Regulations. Advice can be obtained from the Environmental Health & Building Surveying Manager at the above address. If the

works you propose affect the public highway you are likely to require consent under the Highways Act. Advice can be obtained from the Highways Manager at Kent Highways Services, Doubleday House, St. Michael's Close, Aylesford, Kent ME20 7BU.

If you require further assistance please write again or contact the officer detailed below.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Laura Gregory', written in a cursive style.

for Director of Prosperity and Regeneration

Contact: Laura Gregory

t 01622 602490 **f** 01622 602972

e lauragregory@maidstone.gov.uk