

APPLICATION: MA/12/0552 Date: 23 March 2012 Received: 1 August 2012

APPLICANT: Mr & Mrs D Collins

LOCATION: GUDGEON OAST, WEST STREET, HUNTON, MAIDSTONE, KENT,  
ME15 0SA

PARISH: Hunton

PROPOSAL: Conversion of and alterations to two existing outbuildings for use as garden room and annex ancillary to Gudgeon Oast and alterations to approved scheme for conversion of Gudgeon Oast to residential (MA/10/1021) being changes to the arrangement of openings, introduction of external steps as shown on drawing numbers DHA/7452/01, DHA/9355/02 rev A and DHA/9355/05, supported by a covering letter all received 23rd March 2012; drawing numbers DHA/9355/03 rev A and DHA/7452/04 rev B received 8th June 2012; and DHA/9355/06 rev A received 30th July 2012.

AGENDA DATE: 30th August 2012

CASE OFFICER: Catherine Slade

The recommendation for this application is being reported to Committee for decision because:

- Councillor Collins is the applicant.

## **1. POLICIES**

- Maidstone Borough-Wide Local Plan 2000: ENV28, ENV45
- South East Plan 2009: CC1, CC6, C4, BE6
- Government Policy: National Planning Policy Framework 2012, PPS5 Planning for the Historic Environment Practice Guide 2010
- Other: Maidstone Borough Council Residential Extensions SPD 2009

## **2. HISTORY**

- MA/12/0209 - An application to vary condition 1 of MA/11/0944 to allow the painting of the approved feather boarding in white - APPROVED WITH CONDITIONS
- MA/11/0944 - An application to discharge conditions relating to MA/10/1021 - (conversion and adaptation of the oasthouse to form a two bedroom residential

dwelling) - being details of condition 2 materials being Ashdown red bricks, plain clay Babylon Kent peg tiles and feather edged boarding; condition 4 joinery and condition 6 landscaping – APPROVED WITH CONDITIONS

- MA/10/1021 - Conversion and adaptation of the oasthouse to form a two bedroom residential dwelling – APPROVED WITH CONDITIONS
- MA/08/0026 - Conversion and adaptation of oasthouse to form a B1 office unit (Resubmission of MA/07/0429) – REFUSED, ALLOWED AT APPEAL
- MA/07/0429 - Conversion and adaptation to form a live/work unit – REFUSED
- MA/93/0019 - Change of use of redundant agricultural building to uses within class B1 (renewal of MA/88/0445) - APPROVED WITH CONDITIONS
- MA/89/0273 - Change of use from oasthouse and outside store for light building materials – REFUSED
- MA/88/0445 - Change of use of redundant agricultural building to a Class B1 business use - APPROVED WITH CONDITIONS

### **3. BACKGROUND**

- 3.1 Planning permission has previously been granted subject to conditions for the conversion of Gudgeon Oast to a dwellinghouse under MA/10/1021. The current application seeks amendments to the approved scheme and the conversion of existing outbuildings associated with the building to provide ancillary accommodation.

### **4. CONSULTATIONS**

- 4.1 **Hunton Parish Council:** Raise no objection to the proposal.
- 4.2 **Maidstone Borough Council Conservation Officer:** Raises no objection to the proposal.

### **5. REPRESENTATIONS**

- 5.1 No representations have been received.

### **6. CONSIDERATIONS**

#### **6.1 Site Description**

- 6.1.1 The application site is located in open countryside in the rural parish of Hunton, to the south of West Street, a classified road (the C65). The site has no specific environmental or economic designations in the Local Plan.
- 6.1.2 Gudgeon Oast is located to the north side of the site, immediately adjacent to West Street from which the building is clearly visible in public views. The building comprises an oasthouse, the roundel of which is in the process of being restored and the stowage rebuilt as part of the implementation of planning permission MA/10/1021 for the conversion of the building to a dwellinghouse.
- 6.1.3 Within the site are two single storey outbuildings, one to the east of the oasthouse adjacent to, and backing onto, the highway (referred to as a "cookroom" in the application documentation), and the other to the south west of the oasthouse adjacent with the boundary with a neighbouring residential property (referred to as "outbuilding" in the application documentation). The first is a free standing mono-pitched roof building, the second a double pitched roof building adjoining a similar building within the curtilage of Gudgeon Farmhouse.

## **6.2 Proposal**

- 6.2.1 The current application seeks planning permission for amendments to the approved scheme for the conversion of the oasthouse including the use of false doors to the west elevation rather than the approved door and glazing and the introduction of external steps to the south elevation.
- 6.2.2 The application also seeks planning permission for alterations to the two buildings described above in paragraph 6.1.3 in order to facilitate their use as ancillary to the main dwellinghouse. The buildings are both within the defined garden land approved under MA/10/1012, and as such their use for purposes incidental to the use of Gudgeon Oast as a dwelling is considered to be acceptable in principle.
- 6.2.3 The proposed works to the "cookhouse" (located to the north of the site) comprise the introduction of a mono-pitched roof extension to the south elevation, the building up of the existing walls and the replacement of the existing corrugated roof to the building with a timber and slate roof. The proposed extension would have a projection of 1.65m and would extend the full width of the building. The form of the extension would be simple with a mono-pitched lead roof and glazing to the south elevation. The internal space would be left open.
- 6.2.4 The proposed works to the "outbuilding" comprise alterations to the north elevation including alterations to the openings and the replacement of the existing front projection with a structure of a similar scale and form to provide

an entrance, having the same footprint and a similar roof pitch; the replacement of the existing garage doors to the east elevation with glazing; and the replacement of the existing corrugated roof. The interior space, currently subdivided to provide two storage areas of comparable volume, would be opened up to provide additional accommodation and a shower room.

6.2.5 The design of the proposed extensions to the existing buildings before Members has been arrived at in consultation with the Maidstone Borough Council Conservation Officer.

### **6.3 Considerations**

6.3.1 The main issues for consideration are whether the proposed amendments to the scheme and the alterations to the buildings would be harmful to the character of the surrounding area or the buildings themselves.

6.3.2 The proposed amendments to the approved scheme are considered to be modest and in keeping with the character of the oasthouse, and as such are acceptable.

6.3.3 The proposed alterations to the outbuildings are considered to be appropriate in terms of their design and overall appearance, and in respect of the extensions in particular, to be suitable in respect of their scale and relationship to the original buildings, retaining the original character of the buildings through the contrast between the more contemporary appearance of the additions, which are not overly domestic in appearance. Although the proposed works to the north elevation of the "outbuilding" would be visible in views from West Street, they are not considered to be unacceptable in respect of their appearance, and it is not considered that they would be detrimental to the streetscene. The other works would not be apparent in views of the site from West Street. On these grounds, notwithstanding the prominent position of the buildings in the streetscene and views of the open countryside, it is not considered that the proposal would result in visual harm to the quality of the countryside or the historic integrity of the oasthouse or existing buildings on the site.

6.3.4 However, to safeguard the quality and appearance of the proposed development, conditions should be attached to the permission requiring the submission and approval of details and samples of materials and large scale details of joinery and rainwater goods in respect of the works to the outbuildings, and removing permitted development rights, as per the previous permission. Similarly, conditions should be imposed requiring the works to the oasthouse and the site as a whole to be in accordance with the details of materials, joinery and landscaping to be undertaken in accordance with those approved under MA/11/0944.

6.3.5 The Maidstone Borough Council Conservation Officer raises no objection to the proposal.

6.3.6 It is not considered that the proposed amendments to MA/10/1021 or the conversion of the existing outbuildings would result in any impact upon the residential amenity of the occupiers of the neighbouring residential dwellings or have any implications for highway safety. The proposal would not have any implications for landscaping or ecological assets.

## **7. CONCLUSION**

7.1 For these reasons, it is considered that the proposal to amend the approved scheme and convert the existing outbuildings to ancillary accommodation serving Gudgeon Oast are such that planning permission be granted subject to the conditions set out above.

## **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 conversion of the existing buildings shall not commence until, written details and samples of the materials to be used in the construction of the external surfaces of the conversion works hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be constructed using the approved materials;

Reason: To ensure a satisfactory appearance to the development, secure the historic character of the building and safeguard the character and appearance of the open countryside in accordance with policies ENV28 and ENV45 of the Maidstone Borough-Wide Local Plan 2000, CC1 and CC6 of the South East Plan 2009 and central government policy and guidance as set out in the National Planning Policy Framework 2012 and PPS5 Planning and the Historic Environment Practice Guide 2010.

3. The conversion of the existing buildings shall not commence until, full details of the following matters must be submitted to and approved in writing by the Local Planning Authority:-

Internal and external joinery in the form of large scale drawings to a scale of 1:10 or 1:20.

Waste water and rain water goods in cast iron or black painted aluminium to a scale of 1:10 or 1:20.

The development shall be carried out in accordance with the approved details;

Reason: To ensure a satisfactory appearance to the development, secure the historic character of the building and safeguard the character and appearance of the open countryside in accordance with policies ENV28 and ENV45 of the Maidstone Borough-Wide Local Plan 2000, CC1 and CC6 of the South East Plan 2009 and central government policy and guidance as set out in the National Planning Policy Framework 2012 and PPS5 Planning and the Historic Environment Practice Guide 2010.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008 and the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any order revoking and re-enacting that Order with or without modification) no development within Schedule 2, Part 1, Class(es) A, B, C, D, E, F and G shall be carried out without the permission of the Local Planning Authority;

Reason: To ensure a satisfactory appearance to the development, secure the historic character of the building and safeguard the character and appearance of the open countryside in accordance with policies ENV28 and ENV45 of the Maidstone Borough-Wide Local Plan 2000, CC1 and CC6 of the South East Plan 2009 and central government policy and guidance as set out in the National Planning Policy Framework 2012 and PPS5 Planning and the Historic Environment Practice Guide 2010.

5. All planting, seeding or turfing comprised in the details of landscaping approved under MA/11/0944 shall be carried out in the first planting and seeding seasons following the occupation of the building(s) or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation;

Reason: To ensure an appropriate setting to the development in accordance with

policies ENV6, ENV28 and ENV45 of the Maidstone Borough-Wide Local Plan 2000, CC1 CC6 and C4 of the South East Plan 2009, and central government policy and guidance as set out in the National Planning Policy Framework 2012 and PPS5 Planning and the Historic Environment Practice Guide 2010.

6. The works to the oasthouse shall be undertaken in full accordance with the details of materials and joinery approved under MA/11/0944 subject to the variation of condition 1 of MA/11/0944 approved under MA/12/0209;

Reason: To ensure a satisfactory appearance to the development, secure the historic character of the building and safeguard the character and appearance of the open countryside in accordance with policies ENV28 and ENV45 of the Maidstone Borough-Wide Local Plan 2000, CC1 and CC6 of the South East Plan 2009 and central government policy and guidance as set out in the National Planning Policy Framework 2012 and PPS5 Planning and the Historic Environment Practice Guide 2010.

7. The development hereby permitted shall be carried out in accordance with the following approved plans:  
drawing numbers DHA/7452/01, DHA/9355/02 rev A and DHA/9355/05, supported by a covering letter all received 23rd March 2012; drawing numbers DHA/9355/03 rev A and DHA/7452/04 rev B received 8th June 2012; and DHA/9355/06 rev A received 30th July 2012;

Reason: To ensure the quality of the development is maintained and to prevent harm to the residential amenity of neighbouring occupiers in accordance with policy CC6 of the South East Plan 2009.

The proposed development, subject to the conditions stated, is considered to comply with the policies of the Development Plan (Maidstone Borough-Wide Local Plan 2000 and the South East Plan 2009) and there are no overriding material considerations to indicate a refusal of planning consent.