

REPORT SUMMARY

REFERENCE NO - 14/501184/FULL			
APPLICATION PROPOSAL Erection of new roof to existing bungalow, including raising of roof height, front and rear dormers, and rooflights to front, erection of two storey rear extension with first floor set within roof space, and alterations to front of ground floor.			
ADDRESS Forest View Harple Lane Detling Kent ME14 3EU			
RECOMMENDATION Approval subject to conditions			
SUMMARY OF REASONS FOR RECOMMENDATION/ The proposed new roof to the existing bungalow, including the raising of the roof height, front and rear dormers, and rooflights to front, the erection of a two-storey rear extension to the property with the first floor set within the roof space, and alterations to the front of the ground floor, are considered acceptable in terms of design and appearance, impact on the character and appearance of the host building and impact on the visual amenities of the locality generally. The proposed extensions/additions to the existing building are considered acceptable in the context of the neighbouring built development along Harple Lane and are not considered to have a detrimental impact on the character and appearance of the surrounding wider area of the countryside and defined Area of Outstanding Natural Beauty and Special Landscape Area. There are no unacceptable unneighbourly impacts or highway safety issues as a result of the proposed development and there are no overriding material considerations to indicate a refusal of planning consent.			
REASON FOR REFERRAL TO COMMITTEE The application is contrary to views expressed by the Parish Council.			
WARD Detling	PARISH/TOWN COUNCIL Detling	APPLICANT Mr Earl Spencer AGENT Mr Antony Martin	
DECISION DUE DATE 19/08/14	PUBLICITY EXPIRY DATE 19/08/14	OFFICER SITE VISIT DATE 30/07/14	
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
MA/89/0353	Outline application for a granny annexe to rear	Refused	25/07/89

MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.01 The application site is a corner site located at the junction of Harple Lane with Pilgrim's Way and the site comprises a detached single-storey dwelling occupying a plot of approximately 679 sq. m/0.068 ha with an integral garage and an access and driveway to Harple Lane. The existing single-storey dwelling on the site fronts the south-eastern side of Harple Lane, being set at a slight angle in relation to the road frontage, and has a side elevation fronting the south-western side of Pilgrim's Way. The property is adjoined by the chalet bungalow at Hill View on Harple Lane to the south-west which forms part of a pair of semi-detached dwellings and adjoining to the

south-east along Pilgrim's Way is Rosebank Cottage which forms part of a pair of semi-detached two-storey dwellings. This section of Harple Lane and Pilgrim's Way consists of a mix of property types comprising detached and semi-detached two-storey dwellings, bungalows, and chalet type bungalows of varied designs. The properties are generally relatively well set back from the road frontages.

- 1.02 The application property and the neighbouring properties along Harple Lane and Pilgrim's Way are located outside any village settlement, being separated from the Detling Village settlement to the east, as defined on the Proposals Map to the Maidstone Borough-Wide Local Plan, by the A249 Sittingbourne Road. As such the property and the neighbouring properties along Harple Lane and Pilgrim's Way are located in the open countryside which in this case forms part of the Kent Downs Area of Outstanding Natural Beauty and Special Landscape Area as defined on the Proposals Map. The area of trees and woodland on the opposite side of Harple Lane to the west is covered by Tree Preservation Order No. 2 of 1969.

2.0 PROPOSAL

- 2.01 The application proposes the construction of a new roof to the existing bungalow, including the raising of the existing roof height, the installation of front and rear dormers to the new roof and rooflights to front, the erection of a two-storey rear extension to the property with the first floor set within the roof space, and alterations to the front of the ground floor,
- 2.02 The existing single-storey dwelling has a pitched gable ended roof with an overall height of 4.9m above ground level at the north-eastern end of the property where land levels are 0.7m approx. higher than at the south-western end. The proposed new pitched gable ended roof to the dwelling is 1.4m higher than the existing roof. The proposed two-storey rear extension extends 2m out from the existing rear wall of the property and extends to a width of 7.05m along the rear wall from the south-eastern corner of the building. The existing dwelling has an overall width of 14.8m. The first floor of the proposed two-storey rear extension is set within the roofspace in the form of a rear gable feature to the proposed new main roof. Two 1.7m wide pitched hipped roofed dormers and two rooflight windows are proposed to the front roof slope of the proposed new roof and two similar pitched roofed dormers, in addition to the roof gable to the two-storey rear extension, are proposed to the rear roof slope. The proposed dormers sit within the new front and rear roof slopes with the pitched hipped roofs to the dormers being marginally below the main new roof ridge line.
- 2.03 An existing front ground floor window is to be removed and the front entrance door arrangement altered. The application details indicate that the ground floor walls to the property would be rendered, the new main roof would be plain tiles, and the rear gable and front and rear dormers would be vertically tile hung.
- 2.04 The submitted plans show the new first floor accommodation within the proposed new roof space to consist of two bedrooms and a bathroom. Internal alterations to accommodate the new staircase up to the new first floor accommodation will result in the loss of one existing ground floor bedroom. The submitted plans show the ground floor part of the proposed two-storey rear extension to extend the existing lounge and kitchen to the property.

3.0 SUMMARY INFORMATION

	Existing	Proposed	Change (+/-)
Site Area (ha)	0.068 ha	0.068 ha	No change
Approximate Ridge Height (m)	4.9m	6.3m	+ 1.4m
Approximate Eaves Height (m)	2.55m	2.55m	No change
Approximate Depth (m)	8.4m (max.)	10.4m (max.)	+ 2.0m
Approximate Width (m)	14.8m	14.8m	No change
No. of Storeys	1	2	+ 1
Net Floor Area	95 sq. m	173 sq. m	+ 78 sq. m
Parking Spaces	2/3 approx.	2/3 approx.	No change
No. of Residential Units	1	1	No change
No. of Affordable Units	0	0	No change

4.0 PLANNING CONSTRAINTS

4.01 The site is located in the open countryside outside of the Detling Village settlement as defined on the Proposals Map to the Maidstone Borough-Wide Local Plan.

4.02 The site forms part of the extensive Kent Downs Area of Outstanding Natural Beauty and Special Landscape Area as defined on the Proposals Map to the Maidstone Borough-Wide Local Plan.

4.03 The site forms part of a Strategic Gap between urban areas/settlements as defined on the Proposals Map to the Maidstone Borough-Wide Local Plan.

5.0 POLICY AND OTHER CONSIDERATIONS

- The National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Development Plan: Maidstone Borough-Wide Local Plan (2000) Policies ENV28, ENV31, ENV33, ENV34, H33.
- Supplementary Planning Documents: Residential Extensions (Adopted 2009).
- Draft Local Plan policies: SP5, DM4, DM30, DM33

6.0 LOCAL REPRESENTATIONS

6.01 The 2 neighbouring properties either side of the site were consulted by letter on the application. A site notice was displayed. No responses/representations on the application have been received from neighbours.

7.0 CONSULTATIONS

7.01 **Detling Parish Council:** Raise objections to this planning application as they feel that the raised roof and dormers will make the bungalow too prominent and out of character with the surrounding area. Request that the application is reported to the planning committee meeting.

8.0 BACKGROUND PAPERS AND PLANS

8.01 The application is accompanied by a site location plan, and drawing nos. SE/14/1 showing the existing floor plan, roof plan, elevations, a section through the building and a proposed block plan and SE/14/1A showing the proposed floor plans, elevations, and a section through the building.

9.0 APPRAISAL

9.1 The key issues with this case are the design and appearance of the proposed new roof, extension and alterations to the property and the impact on the character and appearance of the host building and the visual amenities of the locality generally, the impact on the character and appearance of the surrounding countryside of the defined Kent Downs Area of Outstanding Natural Beauty and Special Landscape Area, the impact on neighbouring property, and the impact on highway safety.

10.0 Design, siting and appearance

10.01 Policy H33 of the Maidstone Borough-Wide Local Plan states that extensions to dwellings in the Countryside will not be permitted if they:

- Create a separate dwelling or one of a scale and type of accommodation that is capable of being used as a separate dwelling; or
- Overwhelm or destroy the original form of the existing house; or
- Are poorly designed or unsympathetically related to the existing house; or
- Result in a development which individually or cumulatively is visually incongruous in the countryside.

10.02 With regards to the erection of extensions to properties within the countryside, the Council's Supplementary Planning Document – Residential Extensions (Adopted 2009) advises that in order to ensure that proposals do not adversely impact on the form and character of the original building or the character of the countryside, any extension should be limited/modest in scale. The SPD states that an extension should cause no adverse impact on the character or openness of the countryside. The SPD further states that many rural buildings have a simple form such as a rectilinear floor plan which fits well with their original function and the character of the countryside and others have an historic form and character which should be retained. The SPD states that where an extension is acceptable in principle, its form should be well proportioned and present a satisfactory composition with the house. The SPD further states that roof shape is critical to creating a successful built form and that the pitch of extension roofs should normally be as, or similar to, the main house roof pitch. The SPD states that particular account will be taken of the cumulative impact of extensions, including the effect on the character of the original property.

10.03 The Council's Supplementary Planning Document – Residential Extensions (Adopted 2009) states that in considering an extension to a residential dwelling in the countryside, the Local Planning Authority would normally judge an application as modest or limited in size if, in itself and cumulatively with previous extensions, it would result in an increase of no more than 50% in the volume of the dwelling. The gross volume will be ascertained by external measurement taken above ground level and including the volume of the roof. The guidance as to the term modest or limited should not be seen as a maximum to be sought. It is likely that, depending on the particular situation of the building, and the circumstances of each proposal, the size of the extension and any previous extensions will fall in a range around the above figure although in some cases an extension may be inappropriate.

10.04 The Supplementary Planning Document further states that increasing the roof height of a dwelling by altering the eaves height or the pitch of the roof should be avoided where this would have a detrimental impact on the dwelling or from public viewpoints.

The Supplementary Planning Document states that where acceptable, dormer windows should be proportionate in scale to the roof plane and where there is a logical or symmetrical layout of doors and windows, should follow the vertical lines of these openings. The Supplementary Planning Document states that dormers should never project above the original ridgeline and should be set back a minimum of 20 centimetres from the eaves to maintain the visual appearance of the roof line. It further states that large dormers/roof extensions requiring planning permission, which are disproportionate to the house, will not be allowed.

- 10.05 The existing detached single-storey dwelling is adjoined by the chalet bungalow at Hill View on Harple Lane to the south-west which forms part of a pair of semi-detached dwellings and adjoining to the south-east along Pilgrim's Way is Rosebank Cottage which forms part of a pair of semi-detached two-storey dwellings. This section of Harple Lane and Pilgrim's Way consists of a mix of property types in a linear pattern along the road frontage comprising detached and semi-detached two-storey dwellings, bungalows, and chalet type bungalows of varied designs. The properties are generally relatively well set back from the road frontages. In the context of neighbouring properties, the raising of the roof ridge line to the property by 1.4m and the provision of first floor living accommodation in the new raised roof is not considered inappropriate as both neighbouring properties have first floor accommodation as do numerous properties along both Harple Lane and Pilgrim's Way. The eaves height of the existing roof is not raised in the proposals, the two dormer windows to the new front and rear roof slopes are modest in size (1.7m wide), incorporate pitched hipped roofs, sit within the roof slopes back from the eaves and marginally below the new ridge, and the proposed gable roof to the upper floor of the two-storey rear extension is to the rear roof slope. The application site is a prominent corner site and whilst it is accepted that the proposed higher roof with dormers would have a greater visual impact on the site than the existing single-storey dwelling, the proposals are considered acceptable in design terms and, in the context of neighbouring properties along Harple Lane and Pilgrim's Way, it is not considered that the resulting chalet bungalow on the site would appear as visually incongruous and/or harmful to the visual amenities of the locality. In terms of design, siting and appearance, it is not considered that there is any overriding conflict between the proposed new raised roof and additions to the property and the above Local Plan policies and adopted SPD guidance.

Character and Appearance of the area

- 10.06 The application property and the neighbouring properties along Harple Lane and Pilgrim's Way are located outside any village settlement, being separated from the Detling Village settlement to the east, as defined on the Proposals Map to the Maidstone Borough-Wide Local Plan, by the A249 Sittingbourne Road. As such the property and the neighbouring properties along Harple Lane and Pilgrim's Way are located in the open countryside which in this case, as noted in section 4.02 of the report above, forms part of the Kent Downs Area of Outstanding Natural Beauty and Special Landscape Area as defined on the Proposals Map.
- 10.07 Government guidance in the National Planning Policy Framework (para. 115) states that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The NPPF further advises (para. 109) that valued landscapes should be protected and enhanced.

- 10.08 Policy ENV28 of the Maidstone Borough-Wide Local Plan seeks to protect the countryside from inappropriate development which harms the character and appearance of the area.
- 10.09 Policies ENV33 and ENV34 of the Local Plan state that the conservation of the natural beauty of the landscape will be given priority over other planning considerations within the AONB and Special Landscape areas and that particular attention will be given to the protection and conservation of the scenic quality and distinctive character of the area.
- 10.10 The development proposed in this case is the extension and alteration of an existing residential property, including raising the roof line of the existing bungalow to form a chalet type bungalow with accommodation in the new first floor roofspace. As concluded in section 10.05 above, the proposed extension and alteration of the property is considered acceptable in terms of design, siting and appearance, and impact on the visual amenities of the locality generally. The existing bungalow on the site forms part of the linear pattern of development along this part of Harple Lane and Pilgrim's Way and the proposed extended and altered property will continue to be viewed in this context. As noted in section 10.05 above, whilst it is accepted that the proposed higher roof with dormers would have a greater visual impact on the site than the existing single-storey dwelling, it is not considered that the resulting building would impact unacceptably on the wider area of the open countryside and/or the defined Kent Downs Area of Outstanding Natural Beauty and Special Landscape Area. It is not considered that the proposed development would conflict with Government guidance in the NPPF and the aims and objectives of policies ENV28, ENV33 and ENV34 of the Local Plan in terms of maintaining the character and appearance of the area.
- 10.11 The site forms part of a Strategic Gap between urban areas/settlements as defined on the Proposals Map to the Maidstone Borough-Wide Local Plan. Policy 31 of the Local Plan seeks to resist development which significantly extends the defined urban areas or the built up extent of any settlement or development within the defined Strategic Gap. It is not considered that there is any overriding conflict between the proposals to alter and extend the existing residential property and this Local Plan policy.

Residential Amenity

- 10.12 Policy ENV28 of the Maidstone Borough-Wide Local Plan states that in the countryside planning permission will not be given for development which harms the amenities of surrounding occupiers.
- 10.13 Policy H33 of the Maidstone Borough-Wide Local Plan states that extensions to dwellings in the countryside will not be permitted if they result in an unacceptable loss of amenity or privacy for adjoining residential property. Further detailed guidance on these amenity considerations is set out in the Council's Supplementary Planning Document – Residential Extensions. The SPD states that extensions should not cause significant harm to the amenity of adjoining occupiers.
- 10.14 The application property is set forward in relation to the frontage to Harple Lane in relation to the neighbouring property at Hill View along Harple Lane to the south-west. The application property is also sited at an angle in relation to the neighbouring property and as a result the south-western side wall of the application property varies in its set back from the common side boundary with the neighbouring property at Hill View from 2.5m at it's closest point to 5.5m at it's maximum. The neighbouring property at Hill View has an existing single-storey side addition set 1m approximately

off the common side boundary with the application property with the main side wall being a further 3m off the boundary. Whilst the raising of the roof line to the gable end to the existing bungalow by 1.4m adjacent to the side boundary common with the neighbouring property at Hill View will result in some increased enclosure along the side boundary, it is not considered that there would be any unacceptable overbearing impact on the neighbouring property. With the separation gap between the higher gable end to the application property and the neighbouring property at Hill View and with the neighbouring property lying to the south-west of the site, it is not considered that the proposed development would result in any unacceptable overshadowing or loss of daylight and/or sunlight to the neighbouring property. The proposed front and rear dormer windows to the new first floor accommodation proposed in the new roof space to the property would face into the existing front and rear gardens to the property and in the circumstances it is not considered that the proposals raise any overlooking or loss of privacy issues with the neighbouring property at Hill View.

- 10.15 A separation gap of 16m exists between the rear wall of the existing bungalow on the application site and the neighbouring property at Rosebank Cottage along Pilgrim's Way to the south-east. With the proposed erection of the two-storey rear extension to the application property the separation gap is reduced to 14m. The separation gap and the presence of screening provided by the existing trees and vegetation between the application property and the neighbouring property at Rosebank Cottage is considered sufficient to prevent the proposed development having any unacceptable unneighbourly impact on that neighbouring property.
- 10.16 Other neighbouring properties are sufficiently distanced from the application property to prevent any unneighbourly impacts as a result of the proposals. Overall, the proposals are not considered to be contrary to the above Maidstone Borough-Wide Local Plan policies or SPD guidance which seeks to protect the amenity of neighbouring occupiers.

Highways

- 10.17 The Supplementary Planning Document – Residential Extensions states that extensions to properties result in increased built form and reduced space around a building and that the Council will seek to retain adequate off-street parking spaces (and also turning space within the curtilage where there is access onto a classified road) without diminishing the quality of front garden areas or the street scene.
- 10.18 The property in this case has an existing integral garage and a driveway and access to Harple Lane. The existing garage, driveway and access are not affected by the proposed extension and alteration of the property. The scale of development proposed (a home extension/alteration, including the erection of a new roof with raised roof height and new first floor accommodation to the existing bungalow, and a two-storey rear extension) is not such that the development is likely to generate any significant increase in parking requirements at the property or vehicle movements to and from the site. The new first floor accommodation would provide two additional bedrooms to the existing bungalow but one existing ground floor bedroom would be lost in the internal alterations to the ground floor to accommodate the staircase up to the new first floor. In the circumstances the proposals are not considered to conflict with the above SPD guidance with regards to parking provision and highway safety.

11.0 CONCLUSION

- 11.01 The application proposes the extension and alteration of an existing residential property, including raising the roof line of the existing bungalow to form a chalet type bungalow with accommodation in the new first floor roofspace, within an open countryside location which forms part of the Kent Downs Area of Outstanding Natural Beauty and Special Landscape Area as defined on the Proposals Map to the Local Plan. The objection from Detling Parish Council on the grounds that the proposals will make the bungalow too prominent and out of character with the surrounding area has been addressed in the main body of the report under the heading Design, siting and appearance (sections 10.01 – 10.05). Whilst it is accepted that the proposed higher roof with dormers would have a greater visual impact on the prominent corner site than the existing single-storey dwelling, this section of Harple Lane and Pilgrim's Way consists of a mix of property types comprising detached and semi-detached two-storey dwellings, bungalows, and chalet type bungalows of varied designs, and, in the context of the neighbouring properties, it is not considered that the resulting chalet bungalow on the site would appear as visually incongruous and/or harmful to the visual amenities of the locality.
- 11.02 The proposed extension and alteration of the property, subject to the recommended conditions, is considered acceptable in terms of design and appearance, impact on the character and appearance of the host building and the visual amenities of the locality generally, including the surrounding open countryside of the Kent Downs Area of Outstanding Natural Beauty and Special Landscape Area, impact on neighbouring property, and highway safety. The proposals are considered to comply with the provisions of Government guidance in the National Planning Policy Framework and the policies of the Development Plan (Maidstone Borough-Wide Local Plan 2000) and all other material considerations. In the circumstances the grant of conditional planning permission can be recommended.

12.0 RECOMMENDATION – GRANT 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) No development shall take place until full details, including samples, of the external surfacing materials to be used on the new roof, extension and external alterations to the existing building hereby permitted have been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details of external surfacing materials;

Reason: To safeguard the character and appearance of the building and the visual amenities of the locality generally.

- (3) The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Nos. SE/14/1 and SE14/1A received 24.06.2014;

Reason: To ensure the quality of the development is maintained and to prevent harm to the residential amenity of neighbouring occupiers.

INFORMATIVES

to Applicant: APPROVAL

The Council's approach to this application:

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF), the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and proactive manner by:

Offering pre-application advice.

Where possible, suggesting solutions to secure a successful outcome.

As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

The application was acceptable as submitted and no further assistance was required.

The application was approved without delay.

The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application.

Case Officer: Jon Barnes

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

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.