

APPLICATION: MA/09/1743 Date: 23rd Sept 2009 Received: 28th Sept 2009

APPLICANT: Mr & Mrs Meaney

LOCATION: 30, WINIFRED ROAD, BEARSTED, MAIDSTONE, KENT, ME15 8NR

PROPOSAL: Erection of 2 no. single storey side extensions as shown on site location plan and drawing nos. 09/018/01, 09/018/02, 09/018/03 and 09/018/04 received 28/09/09.

AGENDA DATE: 5th November 2009

CASE OFFICER: Kathryn Altieri

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

- The applicant is an employee of Maidstone Borough Council

POLICIES

Maidstone Borough-Wide Local Plan 2000: H18

South East Plan 2009: CC6, BE1

Village Design Statement: N/A

Government Policy: PPS1, PPS3

HISTORY

MA/04/1604 - Erection of 2 No side porches and rear conservatory – approved/granted with conditions

MA/03/0833 - Demolition of existing garage and erection of larger replacement garage – approved/granted with conditions

CONSULTATIONS

Newspaper Advertisement Expiry Date: N/A

Parish Council: Bearsted Parish Council has given no response

Other: N/A

REPRESENTATIONS

Neighbours: No response

CONSIDERATIONS

The Site

The application site relates to a residential plot currently occupied by a semi-detached bungalow with detached garage and drive to the side. The property is set back from Winifred Road by more than 5m, some 30m from the junction with Rosemary Road to the east and is within the urban area of Maidstone. The street scene is typically made up of semi-detached bungalows, although there are two storey properties to the east of the site. All of the surrounding properties have off road parking provision.

The application site does not fall within any other specially designated economic or environmental area, as shown by the Maidstone Borough Wide Local Plan 2000.

The Proposal

The proposal is for the erection of two single storey side extensions, to provide additional bedroom accommodation and larger kitchen area for the occupants. The existing side porch (built under MA/04/1604) would be removed.

The proposed kitchen extension would project 1.1m from the original side wall of the kitchen and would measure 3.4m in length. Its mono-pitched roof would stand 2.6m in height from its ridge to ground level and 2.4m from its eaves.

The proposed bedroom extension would be of an irregular shape and at its most would project 6.5m from the side flank of no.30. Its dual pitched roof and angled gable end would stand 5.2m in height from its ridge to ground level and 3m from its eaves.

Planning Issues

The specific policy under the Maidstone Borough-Wide Local Plan 2000 relating to housing extensions within the urban area is Policy H18.

Impact upon the property

The proposal would be two single storey structures, subordinate and ancillary to the existing house. Furthermore, a condition will be imposed, ensuring that matching external materials are used in its construction. As such, this proposal would not overwhelm or destroy the character of the existing property.

Impact upon the streetscene

There would be views of the proposal from Winifred Road. However, the proposal would not extend beyond the dwelling's front elevation and as a result would have no significant impact upon the building line of the street. In addition, the largest ridge height of the two proposed extensions would be set down 1.5m lower than the main

dwelling's ridge line; and the proposed pitched roof and mono-pitched roof designs and the continuation of the property's low eaves height would only further reduce the visual appearance of the proposed development.

It should also be noted that the application site is within a heavily built up area of urban Maidstone, additional development is clearly visible from the road to several nearby neighbours and the surrounding area and dwellings are of no historical importance.

As such, this modest proposal would not significantly affect the character and appearance of the area or adjacent buildings.

Impact upon the neighbours

The proposal would not be visible to the adjoining neighbour (no.29) and would be more than 10m from any other neighbour. Furthermore, the existing boundary treatment and garage would screen the bulk of the proposal from view from any neighbour.

It is therefore considered, because of the proposal's scale, design and location, there would be no significant detrimental impact upon the residential amenity of any neighbour, in terms of loss of privacy, outlook, daylight and sunlight.

Impact upon the parking

Although creating an additional bedroom, the proposal would not impede upon any of the existing off road parking available for the application site. Furthermore, I believe that once the proposal is implemented, the existing garage and private drive would continue to provide sufficient levels off road parking for a property of this scale. Therefore, this proposal would not have a significant impact upon the parking provision or generate any need.

Conclusion

Bearsted Parish Council has given no response, so it is assumed that they have no objection to this proposal

It is therefore considered overall that the proposal is acceptable with regard to the relevant provisions of the development plan and amenity impacts on the local environment and other material considerations such as are relevant. I therefore recommend conditional approval of the application on this basis.

RECOMMENDATION

APPROVE 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 materials to be used in the construction of the external surfaces of the building(s) hereby permitted shall match those used in the existing building;

Reason: To ensure a satisfactory appearance to the development. This in accordance with policy H18 of the Maidstone Borough Wide Local Plan 2000 and policies CC6 and BE1 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 South East Plan 2009) and there are no overriding material considerations to indicate a refusal of planning consent.