

**REPORT SUMMARY**

<b>REFERENCE NO - 15/504506/FULL</b>		
<b>APPLICATION PROPOSAL</b> Erection of single storey side and rear extension, changes to fenestration and insertion of two roof lanterns over existing Garden room.		
<b>ADDRESS</b> Broader Lodge Broader Lane Detling Kent ME14 3HR		
<b>RECOMMENDATION: Approve</b>		
<b>SUMMARY OF REASONS FOR RECOMMENDATION</b> This is a sensitively designed extension to an existing property that would not result in a detrimental impact on the AONB.		
<b>REASON FOR REFERRAL TO COMMITTEE</b> This application has been called in by Detling Parish Council for the reasons set out below.		
<b>WARD</b> Detling And Thurnham Ward	<b>PARISH/TOWN COUNCIL</b> Detling	<b>APPLICANT</b> Ms Bethany McCarthy <b>AGENT</b> Wyvern Architects-Devizes
<b>DECISION DUE DATE</b> 11/08/15	<b>PUBLICITY EXPIRY DATE</b> 11/08/15	<b>OFFICER SITE VISIT DATE</b> 31/7/15
<b>RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):</b>		
<b>App No</b>	<b>Proposal</b>	<b>Decision</b>
87/2193	Single storey extension and garage	Permitted

**MAIN REPORT****1.0 DESCRIPTION OF SITE**

- 1.1 This site is located to the north of Broader Lane, a quiet rural lane in the parish of Detling. It is approximately half a kilometre from Detling Hill (A249), which is the main route between Maidstone and Sittingbourne.
- 1.2 The site itself is relatively flat in its topography but is situated up a fairly steep hill from the main road. It has a gravel driveway from the lane, at the eastern side of the site, and a garage building and storage/workshop buildings to the north of this. The main elevation of the existing bungalow faces to the east.
- 1.3 The property is a modern brick built bungalow set on a plot of approximately 2 hectares. There are no other residential buildings within 200m of the site, although there is a caravan site directly to the east (with an ancient woodland providing the boundary between the two sites), associated with the county showground. Two covered reservoirs are located on the western boundary of the site.
- 1.4 An area of grass immediately surrounds the property, although the boundaries on each side are defined by an established woodland.

- 1.5 The site falls within an Area of Outstanding Natural Beauty (ENV33), open countryside (ENV28); a Special Landscape Area (ENV34) and a Strategic Gap (ENV31).

## **2.0 PROPOSAL**

- 2.1 The proposal is for a side and rear extension to the northern part of the building, changes to the fenestration of the bungalow and the insertion of two rood lanterns over the existing garden room.
- 2.2 The bungalow would be extended by approximately 4.5m to the north to create the additional living space. This extension would wrap round to create a new 10m elevation on the north. The extension would be of the same ridge height and eaves height as the existing bungalow. Patio doors are proposed on the north and south elevations to access raised patio areas from the therapy room. A window is proposed on the west elevation of the extension and the existing part of this elevation would have a realignment of the windows as a result of the internal room changes.
- 2.3 The existing garden room at the south of the property, which is currently in a poor state of repair, is proposed to be amended. It would have bi-fold doors on the west and south elevations and two lantern skylights in the roof.
- 2.4 This proposal has been amended during the application process in order to address the parish council's concerns. This has resulted in a reduction of approximately 5.5m from the east (main) elevation and a reduction of 3m from the north elevation. A sun room, which would have been 5m x 5.5m has also been removed from the north elevation.
- 2.5 The whole property would be painted render and the concrete tiles would be to match existing.
- 2.6 Access to the site and parking provision would remain unchanged.
- 2.7 The proposed alterations to the property are sought in order to make the property habitable for a disabled person who is wheelchair bound and requires constant care. The proposal would therefore enable the whole family to live in one building, with the required space for a carer and therapy room.

## **3.0 PLANNING CONSTRAINTS**

- 3.1 The site is located within an AONB (statutory protection in order to conserve and enhance the natural beauty of their landscapes - National Parks and Access to the Countryside Act of 1949 & Countryside and Rights of Way Act, 2000)
- 3.2 The eastern boundary of the site is defined by a belt of trees protected by a TPO. These comprise mainly Oak, Chestnut, Gean and Hornbeam. This belt of trees is also ancient woodland.

## **4.0 POLICY AND OTHER CONSIDERATIONS**

*The National Planning Policy Framework (NPPF)*

*National Planning Practice Guidance (NPPG)*

*Development Plan:* Area of Outstanding Natural Beauty (ENV33), Open Countryside (ENV28); a Special Landscape Area (ENV34) and a Strategic Gap (ENV31); Extensions to Dwellings in the Countryside (H33)

*Supplementary Planning Documents:* Residential Extensions SPD

## 5.0 LOCAL REPRESENTATIONS

	COMMENTS RECEIVED
Parish/Town Council	12/10/15: Object to the proposals as it would be too large in the AONB
Residential Objections	Detrimental impact upon AONB.
Number received: 1	
Residential Support	
Number received: 0	

## 6.0 CONSULTATIONS

- 6.1 *MBC Landscape Officer:* No objection subject to a condition requiring strict compliance with the submitted arboricultural method statement and tree protection details (date received 12/10/15).

## 7.0 APPRAISAL

### Principle of Development

- 7.1 This site is located within the open countryside and therefore saved policy ENV28 is of relevance. This is a restrictive policy, which seeks to protect the character and appearance of the area or the amenities of surrounding occupiers. It provides circumstances in which development in the countryside is considered to be acceptable, and this includes “*such other exceptions as indicated by policies elsewhere in this plan*”. The supporting text to Policy H33 of the Local Plan indicates that modest extensions in the countryside can be regarded as acceptable if they meet certain requirements. These will be addressed in more detail by the appraisal below, but it is accepted that MBC policy provides that appropriate residential extensions may be considered acceptable in the countryside if the requirements are met.
- 7.2 The site is also located within the AONB and Special Landscape Area, which means that policies ENV33 and ENV34 are of relevance. Both of these policies seek to protect the beauty of the landscape and distinctive character of the area. The impact of this proposal will therefore be assessed against the criteria set out in these policies.
- 7.3 The allocation of this site within the Strategic Gap (ENV31) relates more to the prevention of urban areas merging into one another. I do not consider this to be relevant to this scale of development.

### **Visual Impact**

- 7.4 This site is located along a quiet rural lane, which is well screened by the existing established woodland to all of its boundaries. As such, it would not be visible from any public view point. The proposal is of a modest scale that has been positioned so that it would extend to the rear of the house (taking the east as the front elevation), which in my view would soften the overall impact of the extension.
- 7.5 Whilst I acknowledge that the overall footprint of the property would be increased, I consider that the way in which it has been designed to wrap around a central patio area would minimise the overall impact on the setting of the open countryside and the AONB so that it is in accordance with the requirements of ENV33 and ENV34.
- 7.6 Saved policy H33 requires that residential extensions in the countryside will not be permitted if they create a separate dwelling or one of a scale that is capable of being used as a separate dwelling. This proposal would not do this and the extension is considered to relate well to the existing building by virtue of its design which is well proportioned to the existing property.
- 7.7 It also requires that the proposal must not overwhelm or destroy the character of the original form of the existing house. The proposed extension would be set to the rear of the bungalow and would be of the same proportions to the existing. Whilst the proposed render would alter the appearance of the building, I do not consider this to be inappropriate in this setting. The bungalow, as existing, does not offer much in terms of architectural merit or local vernacular and so I consider that the proposals would be acceptable in design terms.
- 7.8 Two Silver Birch trees will need to be removed for the proposed development. In addition, one tree stump would be removed. It is not considered that the loss of these trees will have a detrimental impact on the landscape and, as explained by the arboricultural impact assessment, replanting during the soft landscaping phase of development will mitigate their loss. All remaining arboricultural features will be retained and incorporated into the site
- 7.9 I consider that overall, the visual impact of this proposal would be minimal so that would not result in a development that is individually or cumulatively visually incongruous in the countryside. As such, it would be in accordance with the provisions of ENV33 and ENV34. Furthermore, the sensitive design of the proposed extension would result in a bungalow that is appropriate in this countryside setting so that it would be in accordance with saved policy H33.

### **Residential Amenity**

- 7.10 The nearest property from Broader Lodge is almost 200m to the south east. As such, I do not consider that this proposal would have a negative impact on the residential amenity of nearby occupiers. There would be no loss of privacy and there would be no overshadowing as a result of this proposal.
- 7.11 In terms of the residential amenity of the future occupiers of this site, I am satisfied that this proposal would result in an acceptable provision of living accommodation.

**Other matters**

- 7.12 The Arboricultural Report and method statement are considered to be satisfactory so that there would be no harmful impact on the surrounding trees and woodland. This has been agreed by the MBC Landscape Officer and therefore I consider the proposals to be acceptable subject to a condition requiring compliance.
- 7.13 There would be no increased level of traffic or parking provisions as a result of these proposals and therefore I consider them to be acceptable in terms of highways.

**8.0 CONCLUSION**

- 8.1 This proposal for an extension to a bungalow has been sensitively designed in relation to the existing dwelling and to minimise the impact on the AONB and the Special Landscape Area. The site is already well screened and at a reasonable distance from neighbouring properties that there would be no impact on the neighbours.
- 8.2 The proposals are therefore considered to comply with Policies H33, ENV33 and ENV34 of the Local Plan. Planning permission is therefore recommended subject to the following conditions.

**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. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans 12202A 02E

Reason: To protect the visual amenity of the Special Landscape Area and AONB

- 3. The provisions of the submitted arboricultural method statement and tree protection details must be strictly complied with throughout the course of development.

Reasons: To protect the visual amenity of the Special Landscape Area and AONB

Case Officer: Flora MacLeod

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.