

REPORT SUMMARY

REFERENCE NO - 17/502967/FULL			
APPLICATION PROPOSAL Erection of a 4 bedroom dwellinghouse with associated detached double garage in rear garden, and erection of a detached double garage to serve the existing property.			
ADDRESS Lake House Church Road Harrietsham ME17 1AP			
RECOMMENDATION – GRANT Subject to conditions			
SUMMARY OF REASONS FOR RECOMMENDATION/REASONS FOR REFUSAL The proposed development is considered to comply with the policies of the adopted Maidstone Borough-Wide Local Plan 2000, the Final Draft of Maidstone Borough Local Plan, and the National Planning Policy Framework and there are no overriding material considerations to indicate a refusal of planning consent.			
REASON FOR REFERRAL TO COMMITTEE - Harrietsham Parish Council wish to see the application refused			
WARD Harrietsham And Lenham	PARISH/TOWN COUNCIL Harrietsham	APPLICANT Mr & Mrs Clements AGENT Kevin Wise Town Planning	
DECISION DUE DATE 31/07/17	PUBLICITY EXPIRY DATE 14/09/17	OFFICER SITE VISIT DATE 15/06/2017	
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
64/0016/MK2	Conversion of premises into two dwelling units	Approved	20/03/1964

MAIN REPORT

1.0 DESCRIPTION OF SITE

1.01 'Lake House' is a semi-detached property that fronts onto Church Road, with its existing detached garage located away from the main dwelling. The surrounding area is predominantly residential in character, with properties of different scale, design and age; and for the purposes of the Local Plan, the site is within the settlement of Harrietsham. To the rear of the site is an area known as 'Woodlands Walk' with the Grade II listed Lake Cottage and Grade II listed Boathouse. Directly opposite the site is the village hall, Glebe Medical Centre and a relatively modern housing development.

2.0 PROPOSAL

- 2.01 The proposal is for the erection of a detached (4-bed) house and an associated detached double garage within the rear garden. The existing double garage will be demolished to provide an access for the new property and the proposal includes the provision of a replacement double garage to serve the existing property.

3.0 POLICY AND OTHER CONSIDERATIONS

Maidstone Borough-Wide Local Plan: H28, T13
National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Final Draft Maidstone Local Plan (2011-2031): SP6, SP18, DM1, DM4, DM11, DM23

4.0 LOCAL REPRESENTATIONS

- 4.01 3 objections on the following summarised grounds:

- Concerns with the size of the storage area above the proposed garages
- Existing flood risk on Lodge Road
- The proposal is alongside Pilgrims Lakes and the proposal will reduce the quality of the environment surrounding the lakes
- Concern with the precedent this development would set for similar properties with large gardens

5.0 CONSULTATIONS

- 5.01 **Harrietsham Parish Council:** Wishes to see the application refused and requests Planning Committee consideration;

"1. The proposed development is in the setting of the AONB and a Grade II listed building dating back to the 1720's.

2. A previous proposed development, MA/00/0537, was refused by Maidstone Borough Council on the grounds that it 'would have an adverse effect on the character and setting of the surrounding area in that it would substantially infill a significant gap between dwellings and thus give a more cramped appearance to the street scene'.

3. The proposed development would result in an intrusion on one of the few remaining quiet places of amenity. This would have a negative impact on the wildlife which includes slow worms and grass snakes, which are present in the area.

4. There is also an environmental risk which is evident from a previous failure of the sewage system which resulted in the flooding of local homes."

- 5.02 **KCC Highways:** No objection, subject to conditions covering construction and securing parking spaces.

- 5.03 **KCC Ecology:** No objection, subject to condition to enhance and protect biodiversity.

- 5.04 **MBC Conservation:** No objections.

- 5.05 **MBC Landscape:** No objections, subject to compliance with tree protection measures set out in the tree report and accompanying tree protection plans.

6.0 APPRAISAL

Main issues

- 6.01 Existing and emerging policy can allow housing development within the settlement boundary. The main issues with this application are:
- Character and appearance of the area;
 - Residential amenity; and
 - Highways.

Character and appearance of the area

- 6.02 The prevailing character in the immediate streetscape of Church Road is predominantly residential with detached dwellings sited within generous sized plots on the western side to the north of the site. On the eastern side of Church Road there is more recent development of modern detached two storey dwellings. To the south of the site is also a relatively modern cul-de-sac known as 'Lakelands' which consists of bungalows and two storey detached dwellings. The proposal would be for a 1.5 height chalet bungalow that I consider to be in keeping with the surrounding scale and design of properties and to be acceptable.
- 6.03 In terms of pattern of development, the proposed dwelling would sit in line with 'Scarletts' and 'Durham Lodge' to the south of the site and 'Arcady' which is located to the north of the site. Given these adjacent properties, it is considered that the proposal would reflect the surrounding pattern of development.
- 6.04 In regards to the streetscene, the proposal would be set back from Church Road by more than 65m, behind the existing built frontage. Therefore, due to this distance and due to the screening provided by the 'Lake House' I am satisfied that the proposal would not cause harm to the streetscene.
- 6.05 In addition to the above, the design of the proposed double garages in terms of their scale, form, aesthetic and materials would be in keeping with the locality respecting the site and its surroundings.
- 6.06 I therefore consider the scale, design and siting of the proposal to be appropriate in this setting, and I am satisfied that it would not cause adverse harm to the character and appearance of the surrounding area hereabouts, or the setting of the AONB, and would not be inappropriate garden land development.

Residential Amenity

- 6.07 Given the separation distances between the new dwelling and any neighbouring property and given the proposal's scale and siting, I am

satisfied that the proposal would not result in a significant loss of light or outlook to any neighbour and would not cause loss of privacy.

Impact on heritage assets

- 6.08 The proposal is a considerable distance and the existing vegetation on the western side of the site would provide sufficient screening of the proposal and I do not consider the proposal would impact upon the setting of the listed building. Whilst there may be some glimpses of the proposal from Woodlands Walk and other public vantage points, given the separation distances and the existing built and natural environment, I am satisfied that this proposal (with its low eaves height) would not appear visually dominant or harmful from any public vantage point. The Conservation Officer is in agreement with this view and has no objections on heritage grounds.

Highways

- 6.09 The proposed dwelling would use the existing access onto Church Road and would benefit from a double garage along with parking in front sufficient for 4 vehicles. The proposal also involves the demolition of the existing double garage to provide the new access with a replacement double garage to be of a matching design to the garage to serve the proposed dwelling. I am satisfied that the property would have adequate parking and turning facilities and the parking provision is in accordance with emerging policy DM27 of the submitted Local Plan. KCC have raised no objections on highway safety grounds.

Landscaping

- 6.10 The applicant has submitted an Arboricultural Report and that report identifies that three trees and part of one tree are to be removed to allow for the garage and the main dwelling to be constructed. All other trees would remain. The Landscape Officer considers these trees to be of low amenity value that would not merit TPO protection. The submitted details include measures for the protection of retained trees, which the Landscape Officer considers to be appropriate and satisfactory.

Other considerations

- 6.11 The majority of the application site is maintained garden land. However, the site is adjacent to Woodlands Walk which contains lakes and the application is accompanied by a Preliminary Ecological Appraisal to assess any potential ecological impact. The appraisal recommends precautionary mitigation measures for reptiles and breeding birds, and as the development is relatively minor, these would be sufficient to ensure that there will be no detrimental impacts. The report has also provided recommendations in regards to ecological enhancements. KCC Ecology has reviewed the application and advises that measures to enhance and protect biodiversity are secured as a condition on any granted planning permission. Therefore, in regards to ecology, subject to the conditions outlined by KCC Ecology, I consider the proposal to be acceptable.

- 6.12 Although concern has been raised in regards to the sewerage system, it is not considered that the addition of one additional house in this location would cause significant additional sewerage issues and I do not consider that an objection on this ground could be maintained.
- 6.13 The refused proposal referenced in the comments by the Parish Council (Application Reference: MA/00/0537) was refused due to its impact upon the surrounding area given a more cramped appearance on the streetscene. This application site was located between Scarletts and Goldings approximately 40m to the south west of this application site and immediately adjacent to Woodlands Walk. I do not consider that this application on this site would have the same impact as the above mentioned proposal and each planning application must be assessed on its own merits.

7.0 CONCLUSION

- 7.01 The proposal would not cause visual harm; the living conditions of the existing and future residents will be acceptable; and there is no objection in terms of highway safety. The proposal is therefore considered acceptable with regard to the relevant provisions of the adopted and emerging Development Plans, the NPPF and all other material considerations such as are relevant; and conditional approval is recommended on this basis.

8.0 RECOMMENDATION – GRANT Subject to the following conditions:

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 be carried out in accordance with the following approved plans:

Ground Floor Plan 169.01 Received on 05.06.2017, First Floor Plan 169.03 Received on 05.06.2017, Elevation 169.03 Received on 05.06.2017, 3d illustrations 169.04 Received on 05.06.2017, Proposed Block Plan 169.05 Received on 05.06.2017, Block & Location Plans 169.06 Received on 05.06.2017 and Garage Design 169.07 Received on 05.06.2017

- (3) The development shall not commence above slab level until written details and samples of the materials to be used in the construction of the external surfaces of the building(s) 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.

- (4) The development shall not commence above slab level until, details of all fencing, walling and other boundary treatments have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details before the first occupation of the building(s) or land and maintained thereafter;

Reason: To ensure a satisfactory appearance to the development and to safeguard the enjoyment of their properties by existing and prospective occupiers.

- (5) The approved details of the parking/turning areas shall be completed before the commencement of the use of the land or buildings hereby permitted and shall thereafter be kept available for such use. No development, whether permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order, with or without modification) or not, shall be carried out on the areas indicated or in such a position as to preclude vehicular access to them.

Reason: Development without adequate parking/turning provision is likely to lead to parking inconvenient to other road users and in the interests of road safety.

- (6) All construction activities, tree protection, access facilitation pruning and pre-emptive root pruning shall be carried out in accordance with the approved recommendations of the Arboricultural Report of 3/08/2017 unless the local planning authority gives written consent to any variation.

Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development

- (7) No development shall take place (including ground works and vegetation clearance), until details of how the development will protect and enhance biodiversity are submitted to and approved in writing by the Local Planning Authority. These shall include protective measures for reptiles and breeding birds along with measures to enhance biodiversity through the installation of bat and bird nesting boxes and generous native planting within the building where possible. The approved details will be implemented and thereafter retained.

Reason: To enhance and protect biodiversity.

- (8) The development shall not commence above slab level until details of how decentralised and renewable or low-carbon sources of energy will be incorporated into the development have been submitted to and approved in writing by the local planning authority. The approved details shall be installed prior to first occupation and maintained thereafter;

Reason: To ensure an energy efficient form of development. Details are required prior to commencements as these methods may impact or influence the overall appearance of development.

INFORMATIVES

- (1) A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (tel: 0330 303 0119) or www.southernwater.co.uk.

Case Officer: Adam Reynolds

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