

REPORT SUMMARY

26 April 2018

REFERENCE NO - 18/500469/FULL			
APPLICATION PROPOSAL - Demolition of an existing garage and the erection of a new three bedroom dwelling.			
ADDRESS - 99 Sutton Road Maidstone Kent ME15 9AD			
RECOMMENDATION - GRANT PLANNING PERMISSION subject to conditions			
SUMMARY OF REASONS FOR RECOMMENDATION - The proposal is acceptable in terms of design and no material harm will be caused to the character, appearance or layout of the vicinity of the site. The proposal does not result in any material harm to the outlook or amenity of neighbouring occupiers or any significant highways safety concerns. It accords with relevant policies of the development plan and the NPPF and will make a valuable windfall contribution towards the provision of housing units within the Borough.			
REASON FOR REFERRAL TO COMMITTEE – The applicant's wife is an employee of Maidstone Borough Council.			
WARD Shepway North	PARISH/TOWN COUNCIL N/A	APPLICANT Mr M Cox AGENT CK Designs	
DECISION DUE DATE 03/04/18	PUBLICITY EXPIRY DATE 02/03/18	OFFICER SITE VISIT DATE 15/02/2018	
RELEVANT PLANNING HISTORY			
App No	Proposal	Decision	Date
17/503975/FULL	Demolition of an existing garage and the erection of a new three bedroom dwelling	Approved	12/10/2017

MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.01 The application site is a broadly rectangular shaped plot of land currently occupied by a two-storey semi-detached dwelling, with a large attached single storey side garage. The site lies on the north eastern side of an access road off the main carriageway of Sutton Road. The site forms part of the settlement of Shepway which is located within the urban area of Maidstone.
- 1.02 The streetscene is defined by semi-detached dwellings mostly of similar scale, design and age which have been built to a uniform pattern. There are gaps between the properties, especially at first floor level, which vary in scale and maintain a visual break between the properties. Some of these gaps have been eroded over time with the erection of side extensions and an infill detached dwelling at no.103A Sutton Road.

2.0 PROPOSAL

- 2.01 The proposal involves demolishing of the existing garage and erection of a new three bedroom dwelling attached to the south eastern flank of the existing semi-detached property. The proposal will result in the formation of a three block terrace, and will include a separate curtilage and off street parking.

- 2.02 The new dwelling would have a width of 6.5 metres and a depth of just under 13.5 metres, incorporating a part two-storey part single storey rear element. The development would have a total roof ridge height of 8 metres above ground level with the roof eaves at a height of just under 5 metres. The rear projection would have a depth of 3.5 metres and would be set away from the newly formed common boundary with the existing dwelling at the site by 2 metres. The single storey element would have a flat roof incorporating a roof lantern. The two storey element of the rear extension would have a pitched roof set down by approximately 1.5 metres from the ridge of the main dwelling.
- 2.03 The proposed new dwelling would retain a 1 metre gap to the common boundary with the neighbouring dwelling to the south east of the site (no. 101 Sutton Road). The gap with this dwelling at first floor level would be 2.9 metres flank to flank. The application indicates a separate garden for the new dwelling, which extends from the rear of the development to the rear boundary of the site. The existing retained dwelling and the proposed new dwelling would have open frontages, with the provision of two off street car parking spaces provided for each dwelling. 2.04 A 'toy canopy' is proposed above the front door, with the proposed fenestration details similar to those on the existing dwelling.
- 2.05 The ground floor would provide a hall, lounge, kitchen, family room and a downstairs toilet. There would be three bedrooms on the first floor with a separate family bathroom and ensuite bathroom for the master bedroom. Materials proposed for the dwelling include facing brickwork and plain roof tiles which reflects those used on the main dwelling and surrounding properties.

3.0 POLICY AND OTHER CONSIDERATIONS

- 3.01 The National Planning Policy Framework (NPPF): Paragraph 49, 50, 53, 56, 57 and 61
National Planning Practice Guidance (NPPG):
Maidstone Borough Local Plan 2017 SS1, DM1, DM11, DM12 and DM23

4.0 LOCAL REPRESENTATIONS

- 4.01 **Local Residents:** No representations have been received from local residents either in support or objecting to this application.

5.0 CONSULTATIONS

- 5.01 **Environmental Health:** No objections.
- 5.02 **KCC Highways and Transport:** No objections

6.0 APPRAISAL

Main Issues

- 6.01 The main issues for consideration are
- the impact of the development upon the character and appearance of the surrounding area and;

- the residential amenity of future occupants of the new dwelling and occupiers of surrounding neighbouring dwellings,
- together with the impact on highways in terms of parking.

Principle of development

- 6.02 The application site is currently amenity land located to the side and rear of the two-storey semi-detached dwelling at 99 Sutton Road. The site extends from the south eastern elevation of the existing dwelling to the common boundary with the neighbouring dwelling to the south east of the site (no. 101 Sutton Road).
- 6.03 Policy SS1 of the adopted local plan sets out the sustainability strategy for Maidstone Borough. The Maidstone urban area is the most sustainable location in the hierarchy where new development is firstly directed followed by the rural service centres and the larger villages as defined on the proposals map to the Maidstone Borough Local Plan (2017).
- 6.03 The application site is located within the urban area of Maidstone where new residential development is permissible subject to the requirements set out in policies DM1, DM11, DM12 and DM23 of the adopted Maidstone Borough Local Plan 2017. These policies seek to ensure that all new housing developments provide an acceptable residential environment and respects the amenities of neighbouring residents.
- 6.04 The current application is a resubmission of a previously approved development (reference 17/503975/FULL). The current submission was necessary as alterations have been made to the rear element and the width of the previously approved building has been reduced by 0.5 metres. It is considered that the principle of the proposed development within the urban boundary is acceptable and the development is accessed below.

Visual Impact

- 6.05 Policy DM1 of the Maidstone Borough Local Plan requires proposals to positively respond to, and where appropriate enhance the character of their surroundings. The proposed three bedroom dwelling, attached to the existing semi-detached dwelling, would result in a three property terrace. The proposed dwelling is located in the space between the original dwellings at 99 and 101 Sutton Road. The property at 101 Sutton Road has an existing two storey side extension and the application property has an existing single storey side extension.
- 6.06 As indicated above, whilst the street scene is broadly uniform with gaps between the buildings, there is no consistency in the pattern to these gaps, although the proposed development would result in the erosion of the existing gap between the application property and the neighbouring dwelling at first floor level, the 2.9 metre gap retained would be sufficient to ensure there is no significant harm to the character and appearance of the street scene.
- 6.07 The height and eaves of the proposed new dwelling would be similar to the existing property at the application site, and other dwellings within the street. The development would not appear of excessive bulk and massing and seen as a sensitive addition to the existing property. Overall, the new dwelling would not appear over dominant or visually harmful within the streetscene of Sutton Road.

Residential Amenity

- 6.08 The adopted local plan, requires the proposed development to be assessed in terms of the amenity for future occupants and the occupiers of neighbouring residential properties. The internal space within the new dwelling is consistent with national space standards and would provide acceptable living accommodation for future occupants.
- 6.09 The rear element of the proposed building would project 3.5 metres from the rear elevation of the existing dwelling and would be 2 metres from the newly formed common boundary with the main dwelling.. This rear element would not extend beyond the building line of the rear part of the two storey rear extension on the neighbouring dwelling to the south east of the application site (no.101 Sutton Road). Although, there would be a reduction in the gap between the application property and this neighbour. There would be no harm to the residential amenities of the occupiers of this property.
- 6.10 The development incorporates ground and first floor window openings on the west facing front elevation and first floor rear, north east facing window openings. These openings do not raise any significant amenity concerns. The elevation facing to the neighbouring property on the south east of the site (no.101 Sutton Road) would be blank.
- 6.11 The projection from the rear elevation of the proposed dwelling would be 3.5 metres. Whilst this is slightly above the 3 metre limit set out in the SPD for Residential Extensions document, it would not breach the 45 degree light test and is considered acceptable in relation to loss of light to the rear windows of the main dwelling and the rear gardens of the immediate neighbouring properties. There would be no impact on outlook that would represent an objection to this proposal. Overall, the proposals are appropriate in scale and design and would not have any significant detrimental impacts on the amenities of any neighbouring dwelling.

Parking and Highway Safety

- 6.12 The application proposes two off street parking spaces on the frontage of the proposed new dwelling. The existing dwelling at the site would retain two parking spaces on its frontage. The proposed new dwelling would generate a marginal increase in vehicular movement to and from the site. It is considered that the resulting increase can be adequately accommodated on the road network without detriment to highway safety or local amenity of the site.
- 6.13 With the sustainable location of the site, absence of highway safety issues, off street parking that complies with requirements of policy DM23 of the adopted Maidstone Borough Local Plan (2017), the proposal is considered acceptable in relation to parking, traffic and highway safety.

7.0 Conclusion:

- 7.01 Overall, the proposed new dwelling is acceptable in terms of design and appearance, and there are no unacceptable impacts on the character, appearance and visual amenity of the locality generally. The proposals have been found to be acceptable in relation to parking and highway safety The proposal is in line with the requirements of policy SS1, DM1, DM11, DM12 and DM23 of the adopted Maidstone Borough Local Plan (2017), I am satisfied that the proposed new dwelling is acceptable with respect to local and national planning policy and that no other material consideration

would indicate a refusal of planning permission. In the circumstances, I recommend that this application is approved subject to appropriate conditions.

8.0 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 development hereby permitted shall be carried out in accordance with the following approved plans/drawing numbers;

Drawing Number 99160B Site Location Plan
Drawing Number 99159A Existing and Proposed Street Scene
Drawing Number 99160A Existing and Proposed Floor plans and Elevations
Drawing Number 99159A Previously Approved Roof and Floor Plans

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

3. The development hereby approved 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 buildings 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.

The details of the material shall include sparrow boxes/bricks incorporated into the development.

Reason: To ensure a satisfactory appearance to the development and in the interest of biodiversity.

4. No windows, doors, voids or other openings shall be inserted, placed or formed at any time in the south east (side) facing elevation of the building hereby permitted;

Reason: To prevent overlooking of adjoining properties and to safeguard the privacy of their occupiers.

5. The development shall not be occupied until the parking spaces shown on the approved plans have been provided. They shall be kept available for the parking of vehicles connected to the occupiers of the approved development at all times and permanently retained as such thereafter.

Reason: In the interest of highway safety and the free flow of traffic.

6. Prior to occupation of the proposed new dwelling a minimum of one electric vehicle charging point shall be installed and ready for use and in accordance with details that have previously been submitted to and approved in writing by the local planning authority with the details including a programme for installation, maintenance and

management with the points retained thereafter and maintained in accordance with the approved details.

Reason: To promote the reduction of CO2 emissions through the use of low emissions vehicles in accordance with paragraph 35 of the NPPF.

7. 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 hereby approved to provide at least 10% of total annual energy requirements of 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.

8. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015, no further development shall take place on the site without the prior written consent of the Local Planning Authority;

Reason: To ensure the appearance and the character of the building is maintained.

9. The development hereby approved shall not commence above slab level until a landscape scheme designed in accordance with the principles of the Council's landscape character guidance has been submitted to and approved in writing by the local planning authority. The scheme shall show all existing trees, hedges and blocks of landscaping on, and immediately adjacent to, the site and indicate whether they are to be retained or removed [, provide details of on site replacement planting to mitigate any loss of amenity and biodiversity value [together with the location of any habitat piles] and include a planting specification, a programme of implementation and a [5] year management plan.]

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

10. The approved landscaping shall be in place at the end of the first planting and seeding season following completion of the dwelling. Any trees or plants, which, within a period of 5 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.

Reason: In the interest of visual amenity of the area.

INFORMATIVES

- (1) The applicant is advised that in order to avoid nuisance to neighbours thought should be given to restricting that use of plant and machinery used for demolition and construction to between 0800 hours and 1900 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sunday and Bank Holidays. It is advised to restrict vehicles arriving, departing, loading or unloading within the general site between the hours of 0800 hours and 1900 Mondays to Fridays and 0800 to 1300 hours on Saturdays and at no time on Sundays and Bank Holidays.

- (2) The applicant is advised that in order to avoid nuisance to neighbours thought should be given to the use of adequate and suitable provision in the form of water sprays should be used to reduce dust from the site. Adequate and suitable measures should be carried out for the minimisation of asbestos fibres during demolition, so as to prevent airborne fibres from affecting workers carrying out the work, and nearby properties. Only contractors licensed by the Health and Safety Executive should be employed.
- (3) Attention is drawn to Sections 60 & 61 of the COPA 1974 and to the Associated British Standard COP BS 5228: 2009 for noise control on construction sites. Statutory requirements are laid down for control of noise during works of construction and demolition and you are advised to contact the EHM regarding noise control requirements.

Case Officer: Francis Amekor

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