

REFERENCE NO - 19/504848/FULL		
APPLICATION PROPOSAL Single storey rear extension and two storey side extension incorporating cladding at first floor (part retrospective)		
ADDRESS Bimbury Cottage, Bimbury Lane, Stockbury, Maidstone, Kent ME14 3HX		
RECOMMENDATION GRANT PLANNING PERMISSION subject to planning conditions set out in Section 8.0		
SUMMARY OF REASONS FOR RECOMMENDATION The proposed development would accord with the policies and guidelines relating to residential extensions. The extensions would not harm the character or appearance of the countryside or Area of Outstanding Natural Beauty and would not harm residential amenity or impact on any other material planning considerations.		
REASON FOR REFERRAL TO COMMITTEE Stockbury Parish Council has requested that the application be considered by the Planning Committee if Officers are minded to recommend approval on the grounds of the proposed materials and inadequate parking.		
WARD North Downs	PARISH/TOWN COUNCIL Stockbury	APPLICANT Mrs J Elliott AGENT Mr R Baker
TARGET DECISION DATE 09.12.2019		PUBLICITY EXPIRY DATE 21.11.2019

Relevant Planning History

19/503781/FULL - Installation of painted larch boarding to the first floor. (Retrospective)
- Withdrawn

15/501101/FULL - Proposed two storey side extension and part single storey and two storey rear extension. PER

MAIN REPORT

1. DESCRIPTION OF SITE

1.01 The application site comprises a semi-detached 2-storey cottage located to the North West side of Bimbury Lane. Bimbury Lane is located within the Kent Downs Area of Outstanding Natural Beauty (AONB) and outside any settlement boundaries and thus is considered as countryside. The site benefits from a detached garage to the east of the property and a private forecourt for approximately 4 cars. The application site is not subject to any other land designations and is not listed.

1.02 Planning permission was granted in 2015 for the same extensions as proposed in this application. This earlier consent was not implemented and has now time expired. The applicant has recently added horizontal weatherboarding to the upper floor of the front of the original dwelling, this has been subject to an enforcement case and subsequent withdrawn planning application. Planning permission is required for the cladding of the property as it lies within the AONB.

2. PROPOSAL

- 2.01 The application seeks permission to add a two storey side extension and single storey rear extension. The extension will extend the width of the property by 3.8 metres; it will have a depth of 8.5 metres and will be set in from the principle elevation by 3.3 metres. The eaves height of the two storey side extension will be 4.1 metres with an overall height of 5.7 metres with a pitched gable roof that will be set down from the original apex by 0.8 metres. The two storey side extension will extend beyond the rear wall of the original dwelling by 3.5 metres.
- 2.02 The proposed single storey rear extension will have a depth of 3.5 metres and a width of 7.1 metres. The eaves height of the extension would be 2.2 metres and will have an overall height of 3 metres with a mono-pitch roof.
- 2.03 Internally, the proposal will provide an extended dining and kitchen area on the ground floor and an additional bedroom at first floor with an en-suite. The proposal seeks to increase the amount of bedrooms from three to four. There will be one proposed window in the first floor side elevation.
- 2.04 The external finishes of the proposal will comprise grey slate tiles to match existing roof, larch feather edged board cladding painted black, white PVCU double glazed windows and doors and facing brickwork to match existing. The larch feather edged board cladding has already been erected on the front elevation of the original dwelling.

3. POLICY AND OTHER CONSIDERATIONS

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Maidstone Borough Local Plan 2017:

DM1 – Principles of good design

DM30 – Design principles in the countryside

SP17 – Countryside

Maidstone Local Development Framework, Residential Extensions Supplementary Planning Document (2009)

4. LOCAL REPRESENTATIONS

Local Residents:

- 4.01 No representations have been received from local residents as a result of the consultation process.

5. CONSULTATIONS

- 5.01 Stockbury Parish Council

We feel that this application should be refused as the vertical cladding is shown as Black Feather Edge boarding which has already been the subject of enforcement resulting in a retrospective planning application that was objected to by the Parish Council which stated that the vertical cladding should be clay tiles to match existing adjacent attached property. The existing boarding to the front elevation has been erected without planning consent from MBC.

The Parish Council also has concerns regarding the inadequate parking at the site, as regularly vehicles associated with property are parked on the blind corner causing a danger to other road users.

6. APPRAISAL

Main Issues

6.01 The key issues for consideration relate to:

- Design and visual impact of the proposal
- The potential impact upon the amenities of neighbouring householders.

Design and visual impact

- 6.02 The application site falls within the Kent Downs Area of Outstanding Natural Beauty. The Council's local plan describes this area as 'a visually prominent landscape that contributes significantly to the boroughs high quality of life. It is an important amenity and recreation resource for both Maidstone's residents and visitors and forms an attractive backdrop to settlements along the base of the Kent Downs scarp.'
- 6.03 Policy SP17 states that the countryside is a sensitive location within which to integrate new development and the Council will expect proposals to respect the high quality and distinctive landscapes of the Borough in accordance with policy DM30. New development in the AONB should demonstrate that it meets the requirements of national policy. This will require high quality designs as set out in policy DM30.
- 6.04 DM30 states that the type, siting, materials and design, mass and scale of development and the level of activity would maintain, or where possible, enhance local distinctiveness including landscape features. Policy DM32 also states that a proposal is well designed and is sympathetically related to the existing dwelling without overwhelming or destroying the original form of the existing dwelling.
- 6.05 Paragraph 4.39 of the Residential Extensions supplementary planning document states that "An extension should not dominate the original building or the locality, and should be subservient to the original dwelling"
- 6.06 Paragraph 4.41 continues "A range of devices are available to subordinate an extension such as set backs, lower roofs, changes in materials or detailing."
- 6.07 Paragraph 5.15 of the Residential Extensions supplementary planning document states that 'where an extension is acceptable in principle, its form should be well proportioned and present a satisfactory composition with the house. Roof shape is critical to creating a successful built form. The pitch of extension roofs should normally be as, or similar to, the main house roof pitch.'
- 6.08 In terms of design, I would consider the proposal to be of a reasonable scale that would not overwhelm or destroy the original characteristics of the main dwelling which is currently an attractive, periodic building.
- 6.09 The two storey side extension will be set down from the original apex and set back from the principle elevation. As a result, the extension would not appear visually incongruous and would be sympathetic to the existing form of the dwelling and the surrounding area.

- 6.10 Bimbury Lane is a mixed street scene with variety in the design of buildings and it is considered that, in this context, the proposed extension would not appear significantly out of place or out of character with its surroundings.
- 6.11 In regards to the proposed materials (in particular the proposed weatherboarding) the Parish Council have raised concerns regarding the use of vertical boarded as erected. For clarification the weatherboarding erected is horizontal in design.
- 6.12 The landscape and conservation officers both confirm that although the materials would be different to the adjoined neighbouring property, the Kent Downs AONB has a rich tradition of half-timbered and weather-boarding properties and that the larch feather edged board cladding in black would be of a good quality design, colour and material that would not detract from the character of the area and would not be detrimental to the AONB. The Kent Downs Management Plan 2014-2019 also reinforces this assessment.
- 6.13 I would therefore consider the proposal to comply with policies and guidelines within the residential extension SPD and would be acceptable in terms of design and materials.

Impact on neighbouring amenities

- 6.14 In terms of the two storey side extension, due to the siting and orientation of the application site the proposal would not result in any adverse impacts in terms in terms of loss of daylight or outlook in relation to the neighbouring property to the south west 'Barley Cottage'.
- 6.15 The single storey rear extension will project from the original rear elevation of the dwelling by 3.5 metres. The neighbouring property to the south west has an existing glazed single storey rear extension that runs along the boundary of both properties.
- 6.16 As the neighbouring property to the south west has an existing extension and the orientation of the sunlight faces west I would not consider the proposed single storey rear extension to detrimentally impact 'Barley Cottage' in terms of outlook or loss of light.
- 6.17 The application site is sufficiently set away from other neighbouring properties to not result in a detrimental impact to residential amenities.
- 6.18 The proposed window in the first floor side elevation will not overlook any adjacent properties and therefore I would not consider it necessary to condition the window to be obscure glazed and non-opening above 1.7 metres.

Other Matters

- 6.19 In regards to the parking, this will not change as a result of the extension. KCC Highways state that properties of 4+ bedrooms should provide 2+ parking spaces on the private forecourt. This property would have ample parking on the private forecourt to comply with this policy. The proposed extension would not create any additional harm to highway safety as the location of parked cars will not change. Therefore, this would not be a justifiable reason to refuse the application.
- 6.20 No trees will be detrimentally impacted as a result of the proposed development.
- 6.21 Policy DM1 of the local plan sets out at point viii that proposals should 'protect and enhance any on-site biodiversity and geodiversity features where appropriate, or provide mitigation.'

- 6.22 Due to the nature of the proposal and the residential use of the site and the continued residential use, it is not considered appropriate/necessary to require any ecological surveys in this case. However, due to the loss of garden space when compared to the footprint of original dwelling, it is considered appropriate to attach a condition requesting that on-site mitigation/enhancement is provided in the form. These can be either provided integral to the proposed extensions or within the site curtilage.

7. CONCLUSION

- 7.01 The above assessment indicates that the proposed two storey side extension and single storey rear extension to Bimbury Cottage accord with the relevant policies and guidelines within the residential extensions SPD and there have been no objections from the neighbouring householders. On balance, this is an acceptable development and approval is therefore recommended subject to conditions.

8. 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/drawings:

Householder Application
Location plan and block plan
2816/1B Existing and proposed plans and elevations

Reason: To ensure the quality of the development is maintained and to prevent harm to the character, appearance and visual amenity of the area.

- 3) The external facing materials to be used in the construction of the extension hereby permitted shall be those specified on the approved drawings;

Reason: To ensure a satisfactory appearance to the development.

- 4) The extensions hereby approved shall not commence above slab level until details for a scheme for the enhancement of biodiversity on the site shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall consist of the enhancement of biodiversity through either integrated methods into the design and appearance of the extension by means such as swift bricks, bat tube or bricks, or through provision within the site curtilage such as bird boxes, bat boxes, bug hotels, log piles and hedgerow corridors. The development shall be implemented in accordance with the approved details and all features shall be maintained thereafter.

Reason: To protect and enhance the ecology and biodiversity on the site in the future.

Case Officer: Sophie Bowden