

REFERENCE NO - 20/502706/FULL		
APPLICATION PROPOSAL Demolition of existing garage and front extension. Erection of two storey side extension and single storey front extension.		
ADDRESS 2 Quested Way Harrietsham Maidstone Kent ME17 1JG		
RECOMMENDATION GRANT PERMISSION SUBJECT TO CONDITIONS		
SUMMARY OF REASONS FOR RECOMMENDATION Does not adversely impact upon residential amenity, the character of the existing dwelling or wider street scene. The application is a resubmission of a previously approved application considered under the same local plan and planning policies and there are no reasonable grounds for refusal.		
REASON FOR REFERRAL TO COMMITTEE APPLICANTS ARE BOROUGH COUNCILLORS		
WARD Harrietsham And Lenham	PARISH/TOWN COUNCIL Harrietsham	APPLICANT Mr & Mrs Thomas & Janetta Sams AGENT Home Design Network Ltd.
TARGET DECISION DATE 20/08/20		PUBLICITY EXPIRY DATE 17/07/20

Relevant Planning History

17/502457/FULL

Demolition of existing garage and front extension, erection of new two storey side extension and single storey front extension, and addition of Shiplap cladding to first floor elevations.

Approved Decision Date: 22.08.2017

75/0702

Study, w.c. and garage extension as amended by plans received 04/08/75

Approved Decision Date: 06.08.1975

Enforcement History:

None

Appeal History:

None

MAIN REPORT

1. DESCRIPTION OF SITE

1.01 The application site is located on Quested Way, Harrietsham approximately 50m southwest of the junction with West Street. Harrietsham is defined as a 'rural service centre' within the Maidstone Borough Local Plan (2017).

- 1.02 Quested Way is comprised mostly of two-storey semi-detached dwellings sharing a similar style, though there are two modern detached buildings towards the junction with West Street and a number of bungalows close to the junction of Hook Lane.
- 1.03 The site comprises a detached two-storey dwelling with a flat roofed integral garage set forward of the main building line. The main dwelling itself is set back from common building line of the adjacent properties.

2. PROPOSAL

- 2.01 The proposal is for the demolition of the existing garage and front extension, and the erection of a single-storey front extension and a two-storey side extension.
- 2.02 The single-storey front extension would have a width of 10.3m and a depth of 1.8m, it will have a mono-pitched roof with a gable porch canopy. The eaves height will be 2.6m with a height of 3.3m at the porch canopy ridge and where it meets the wall of the existing dwelling, and a height of 3.5m where it meets the external wall of the proposed side extension.
- 2.03 The two-storey side extension would have a width of 9.3m and a depth of 3.4m, it will have a gable-end roof which joins onto the existing roof at a perpendicular angle to it. The proposed roof will measure 5.25m at the eaves and an overall height of 6.7m
- 2.04 The first floor of the property and extension will be cladded in a weatherboard style.
- 2.05 Upon reviewing the submitted plans, it is apparent that the proposal is exactly the same as 17/502457/FULL which was approved by committee on 22.08.2017. All 19 plans submitted with 17/502457/FULL have been resubmitted with this application, their references, and dates (from 2017) are unchanged.

3. POLICY AND OTHER CONSIDERATIONS

Maidstone Borough Local Plan (2017) Policies DM1, DM9, DM23
Maidstone Local Development Frameworks: Residential Extensions –
Supplementary Planning Document (2009)
National Planning Policy Framework (NPPF) Section 12

4. LOCAL REPRESENTATIONS

Local Residents:

- 4.01 No representations received from local residents

5. CONSULTATIONS

(Please note that summaries of consultation responses are set out below with the response discussed in more detail in the main report where considered necessary)

Harrietsham Parish Council

- 5.01 'Harrietsham Parish Council has no objection to this planning application.'

6. APPRAISAL

Main Issues

6.01 The key issues for consideration relate to:

- Impact upon the residential amenity of neighbouring occupiers
- Impact upon the application property
- Impact upon the character of the area
- Impact upon highway safety and parking

Impact upon the residential amenity of neighbouring occupiers

6.02 Policy DM1 of the Maidstone Borough Local Plan (2017) advises that proposals which meet the following criteria (inter alia) will be permitted

6.03 *'Respect the amenities of occupiers of neighbouring properties and uses and provide adequate residential amenities for future occupiers of the development by ensuring that development does not result in, or is exposed to, excessive noise, vibration, odour, air pollution, activity or vehicular movements, overlooking or visual intrusion, and that the built form would not result in an unacceptable loss of privacy or light enjoyed by the occupiers of nearby properties'*

6.04 The proposed two-storey side extension is to be located on the north east side of the host dwelling and will be sited closest to the neighbouring property of Redbank. It will be sited approx 2m from the boundary line with Redbank and 7m from the flank wall of the property.

6.05 The proposed side extension does not protrude forward of the common building line with Redbank and the only adjacent facing doors/windows are at the ground floor. There are no adjacent facing windows on the flank wall of Redbank.

6.06 The proposed single-storey front extension would be set back from the common building line and does not protrude forward of No.4 Quested Way. There are no adjacent facing windows in the proposed front extension which would overlook or cause issues with privacy.

6.07 Given the details above, I am satisfied that the proposal would not cause harm to the residential amenity of neighbouring occupiers.

Impact upon the application property

6.08 The application property was constructed in the 1960's as a simple square shaped two-storey dwelling with a shallow pitched roof. In 1975 permission was granted for the single-storey flat roof front/side extension and garage which are to be demolished as part of this application.

6.09 The proposed single-storey front extension is a reduction in depth compared to the existing front extension, but it will run the width of the property and proposed side extension. The gable-end porch canopy relates well to the existing roof form and the proposed matching materials of brickwork will ensure that the front extension is a harmonious addition and does not dominate the original form.

6.10 The proposed two-storey side extension will be set back from the original dwelling at the first floor and has a lower roof ridge. It is comprised of a shallow pitched roof

at the perpendicular to the main dwelling and is in keeping with the existing roof form.

Impact upon the character of the area

- 6.11 The section of Qusted Way close to the site is comprised of two-storey semi-detached dwellings of two main designs, a face brickwork ground floor and either a rendered or weatherboard clad first floor. Redbank and Broadbank to the north are more modern detached two-storey dwellings built after 1990 and are comprised of a face brickwork ground floor and hanging tile first floors.
- 6.12 The proposed front extension is a reduction in depth from the current and does not project beyond the common building line. The matching materials and complimentary roof form to the existing dwelling would ensure that the proposed extension does not appear obtrusive within its setting.
- 6.13 Aside from the two more modern properties, the application site is uniquely detached and smaller than the other semi-detached dwellings within the vicinity. In that respect the side extension would not make the dwelling appear overwhelming and would be absorbed well into the streetscene.
- 6.14 The proposed cladding at the first floor is a design aspect that is replicated within the streetscene and its use here is considered to be complimentary to it.

Impact upon highway safety and parking

- 6.15 Policy DM23 of the Maidstone Borough Local Plan recommends that for 4+ Bedroom houses that 2 independently accessible spaces should be provided at a minimum.
- 6.16 There is currently a driveway at the site which is large enough to accommodate at a minimum 2 average sized vehicles not including the existing garage.
- 6.17 The proposed plans will not reduce the available driveway space and there will remain available space for 2 average sized vehicles to be parked safely off road.

Biodiversity

- 6.18 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.' Due to the nature of the proposal and the existing residential use of the site, it is not considered appropriate/necessary to require any ecological surveys. However, when considering the type of development proposed, it is considered appropriate to attach a condition requesting the submission of details of on-site mitigation measures which can be provided in the form of swift bricks, bat tube or bricks, or through provision within the site curtilage of measures such as bird boxes, bat boxes bug hotels, log piles and hedgerow corridors. This is not a condition that was attached to the previous permission, but increased emphasis has been placed on biodiversity in government guidance since 2017.

Previous Application

- 6.19 As noted elsewhere in my report, this application is a resubmission of the approved application 17/502457/FULL which is due to lapse on 22.08.20. It is therefore surmised that this application's purpose is to extend the existing permission beyond its expiry date.
- 6.20 The previous application was determined under the same local plan and there have been no changes to policy since the previous decision. As such there would be no reasonable grounds for refusal of this resubmission.

PUBLIC SECTOR EQUALITY DUTY

- 6.21 Due regard has been had to the Public Sector Equality Duty, as set out in Section 149 of the Equality Act 2010. It is considered that the application proposals would not undermine objectives of the Duty.

7. CONCLUSION

- 7.01 For the reasons set out in my report, I find that the proposed development is in keeping with local and national planning policies and therefore recommend it for approval.

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 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.

- 3) The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing Ground Floor Plan - Drawing Number 0182.1
Existing Block Plan - Drawing Number 0182.10
Proposed Ground Floor Plan - Drawing Number 0182.11
Proposed First Floor Plan - Drawing Number 0182.12
Proposed Loft Floor Plan - Drawing Number 0182.13
Proposed Front Elevation (South East) - Drawing Number 0182.14
Proposed Rear Elevation (North West) - Drawing Number 0182.15
Proposed Side Elevation (North East) - Drawing Number 0182.16
Proposed Rear Elevation (South West) - Drawing Number 0182.17
Proposed Roof Plan - Drawing Number 0182.18
Proposed Block Plan - Drawing Number 0182.19
Existing First Floor Plan - Drawing Number 0182.2
Existing Loft Floor Plan - Drawing Number 0182.3
Existing Front Elevation (South East) - Drawing Number 0182.4
Existing Rear Elevation (North West) - Drawing Number 0182.5
Existing Side Elevation (North East) - Drawing Number 0182.6
Existing Side Elevation (South West) - Drawing Number 0182.7
Existing Roof Plan - Drawing Number 0182.8

Planning Committee Report

All received 19.06.20

Reason: To clarify which plans have been approved.

- 4) The development hereby approved shall not commence above slab level until, details of a scheme for the enhancement of biodiversity on the site shall be 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 dwelling 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: Stevie Harper