

REPORT SUMMARY

REFERENCE NO - 20/503801/FULL			
APPLICATION PROPOSAL Replacement and raising of roof height to create a loft conversion, including front and rear dormers and erection of a single storey rear extension. Creation of an additional two parking bays to the front.			
ADDRESS 10 Thomas Rider Way Boughton Monchelsea Maidstone Kent ME17 4GA			
RECOMMENDATION : GRANT subject to the planning conditions set out in Section 8.0 of the report			
SUMMARY OF REASONS FOR RECOMMENDATION For the reasons set out below it is considered that the proposed extensions and alteration to the property would be acceptable and would not cause significant visual harm, harm to neighbouring amenity nor be unacceptable in terms of any other material planning considerations such as the proposed development is considered to be in accordance with current policy and guidance.			
REASON FOR REFERRAL TO COMMITTEE The recommendation is also contrary to the views of Boughton Monchelsea Parish Council who have requested the application be presented to the Planning Committee			
WARD Park Wood	PARISH/TOWN COUNCIL Boughton Monchelsea	APPLICANT Mrs Alla Baykova AGENT Architecnique Architects	
DECISION DUE DATE 29/10/20	PUBLICITY EXPIRY DATE 09/10/20 (to be extended to allow for re-consultation of description)	OFFICER SITE VISIT DATE 18/09/20	
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
01/1904	An outline application for residential development together with ancillary works and open space provision with all matters except means of access reserved for future consideration.	Permitted	19/3/04
01/1904/01	Application for a approval of reserved matters of siting, design and external appearance pursuant to outline planning permission MA/01/1904 for the erection of 269 number dwellings, plus variation of condition 24(i) to allow parking ratio of up to 1.85 spaces per dwelling, and variation of condition 1 in respect of on plot landscaping to allow approval of on plot landscaping after the commencement of	Permitted	16/6/06

	development.		
06/0936	Variation of condition 1 of planning permission MA/01/1904 (An outline application for residential development together with ancillary works and open space provision with all matters except means of access reserved for future consideration) to extend the period of time within which reserve matters may be approved and development commenced, for a further 3 years and 5 years (or 2 years from approval of reserved matter, whichever is the later.	Permitted	10/7/06

MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.01 The application relates to a link detached, 2-storey dwelling. Situated at the end of a private drive which serves the application property and four other properties, the properties postal address is Thomas Rider Way, however it fronts towards Brishing Lane, but has no vehicular access from this road and is separated by a grass verge and mature planting.
- 1.02 The site is within the Maidstone Urban settlement boundary as defined in the Local Plan and lies just within the Boughton Monchelsea Parish. No other designations apply.
- 1.03 To the front there is an existing double garage with part serving the application site and faces eastwards and part facing westwards towards number 18. There is an existing single hardsurfaced parking space serving the application site, with an additional space having been created. To the rear the garden is enclosed by close boarded fencing along both side boundaries and the flank wall of a neighbouring garage to the rear. The garden is flat and is heavily hard/soft landscaped with a pond feature central to the site.
- 1.04 The property was originally built under a 2001 planning permission with neither the outline nor reserved matters applications removing permitted development rights for the property.

2.0 PROPOSAL

- 2.01 The proposal is for the replacement and raising of roof height to create a loft conversion, including front and rear dormers and erection of a single storey rear extension. Creation of an additional two parking bays to the front. These elements can be described in greater detail as follows :

2.02 *Replacement/raising of existing roof*

Both the height of the main roof would be raised, with the overall main roof design remaining the same. The existing eaves height would not change, but the existing ridge would be raised from approximately 8m to 9.4m, an increase of approximately 1.4m.

The height of the existing front two storey projection would not be raised but two glazed triangular windows would be added to the front gable.

2.03 *Front and rear dormers*

The proposed front dormer would be sited above eaves level and below the ridge and would have a pitched roof, with an approximate width of 2.3m, an overall height of 3.4m and a maximum projection from the roof of approximately 3.3m.

The rear dormer would extend across the width of the roof by approximately 7.5m and would have a mix of pitched and mono-pitched roofs, with a maximum height of 3.4m and a maximum projection from the roof of approximately 3.3m. The dormer would be sited above existing eaves height, below the new ridge height and set in at both sides. Three windows would be provided serving unspecified rooms.

2.04 *Single storey rear extension*

The extension would be sited to the rear of the property and extend the existing kitchen rearwards by approximately 2.7m, a width of approximately 5m and have a mono-pitched roof with an eaves height of 2.5m and a ridge height of 3.9m. There would be bi-fold doors across the rear elevations and two rooflights in the mono-pitched roof.

2.05 *Two new parking bays*

It is proposed to extend the existing hardsurfacing to provide two additional parking spaces. One has already been created and surfaced in shingle and the other would require the removal of some existing planting. The application form states this would be serviced in porous paving material.

3.0 POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Maidstone Borough Local Plan : Policies DM1, DM9 and DM23
Supplementary Planning Documents: Residential Extensions SPD

4.0 LOCAL REPRESENTATIONS : None received at time of writing report. Neighbours have been re-consulted on amended description to include the front and rear dormers, but the scheme itself has not been amended since the original consultation.

5.0 CONSULTATIONS

5.01 Boughton Monchelsea Parish Council

The Parish Council wish to see the application refused for the following planning reasons and wish to see it reported to MBC planning committee for decision :

The proposal is out of scale and character with its neighbours and represents overdevelopment of the property

The term loft conversion is a misnomer, the proposal is effectively adding an entire third storey to the property, both internally and externally

6.0 APPRAISAL

Main Issues

6.01 The key issues for consideration relate to:

- Principle of development/Policy context
- Visual amenity
- Residential amenity
- Highways matters
- Other matters

Principle of Development/Policy context

6.01 The application site is within the defined urban boundary, Policy DM9 of the local plan allows for residential extensions provided that :

- i) The scale, height, form, appearance and siting of the proposal would fit unobtrusively with the existing building where retained and the character of the street scene and/or its context;
- ii) The traditional boundary treatment of an area would be retained and, where feasible, reinforced;
- iii) The privacy, daylight, sunlight and maintenance of a pleasant outlook of adjoining residents would be safeguarded; and
- iv) Sufficient parking would be provided within the curtilage of the dwelling without diminishing the character of the street scene.

6.02 Policy DM1 (ii) in terms of design refers to developments responding positively to the local character of the area, with regard being paid to scale, height, materials, detailing, mass, bulk, articulation and site coverage. DM1 (iv) re-iterates consideration to be paid to adjoining neighbouring amenity.

6.03 The Residential extensions SPD in relation to rear extensions sets out that rear extensions should not normally exceed 3metres in depth and neighbouring amenity should be protected. Regarding loft conversions, sets out :

'Increasing the roof height of a dwelling by altering the eaves height or the pitch of the roof can have a detrimental impact on the dwelling and street scene and should be avoided' (para 4.30)

'New dormers will not normally be allowed to front elevations in streets where there are none already' (part para 4.32)

'Loft extensions are preferred on the back elevation in order to preserve the character of the street.' (para 4.33)

'Where acceptable, dormer windows should be proportionate in scale to the roof plan and where there is a logical symmetrical layout of doors and windows, should follow the vertical lines of these openings. They should never project above the original ridgeline and should be set back a minimum of 20 centimetres from the eaves to maintain the visual appearance of the roof line.' (para 4.34)

'Large dormer/roof extensions requiring planning permission, which are disproportionate to the house, will not be allowed.' (para 4.35)

- 6.04 The principle of extensions to the property is acceptable, whereby its location within the urban area, however this is subject to consideration of the key issues set out above which are discussed below.

Visual Impact

- 6.05 The application site, although its postal address is Thomas Rider Way, it fronts onto Brishing Lane and is clearly visible from this more trafficked street scene. The proposed development by reason of the raised ridge height would make the host dwelling more prominent within the street scene.
- 6.06 However, what the plans do not show is its relationship with the immediate neighbouring dwellings. Both the immediate neighbours 10 Long Shaw Chase and 8 Thomas Rider Way have higher ridge heights than the application site. The proposed development would raise the height of the roof to that akin with these neighbouring properties such that the increase in height would not be seen as out of place/character within the street scene. Front dormers can be observed on the neighbouring property at 10 Long Shaw Chase, together with a number of other properties within the immediate/wider street scene, such that they are not uncharacteristic and as such the proposed front dormer is not considered to be a harmful addition to the existing dwelling. It is noted that it would be slightly larger than those on neighbouring properties, however its larger proportions would not be harmful to the extent that refusal of the application should follow. The Council has previously approved a similarly sized front dormer to a similar property on Brishing Road (number 10)
- 6.07 The property is also set back and separated from the Brishing Lane road frontage by a large grassed verge and there is a tall hedge and tree planting which adds further screening.
- 6.08 The proposed enlarged parking area would result in the removal of some landscaping within the application site to accommodate the third parking space. It could be that the applicant could remove this planting at any time and create the additional parking space (as they have already done to create the second space). However what would not be acceptable would be the removal of the boundary hedge and more robust planting buffer which it is considered falls outside the application site. As such it is considered that a condition is required to provide a landscaping scheme to ensure that the removal of the hedge and planting buffer is not removed to facilitate the parking space.
- 6.09 To the rear the single storey extension would not be visible outside the application site and would not result in any visual harm. The proposed dormer, although large, has been designed to incorporate pitched roofs, matching materials, set in from the widest extents of the roof and there is very limited (if any) views of the rear roofscape from public vantage points. Permitted development rights to alter roofs are in themselves extensive and allow for the facilitation of varying roof alterations and although the proposed would not fall within any permitted rights a poorer designed scheme could be achieved without the need for planning permission.
- 6.10 Overall the cumulative impact of the proposed extensions, which although on paper may look extensive, in terms of the impact on the existing building and the wider street scene/character of the area it is not considered that the proposals would result

in significant harm that would be detrimental and warrant refusal. The raised ridge height would match neighbouring properties, front dormers are not uncharacteristic of the area and the large rear dormer would have limited views and is on balance of an acceptable design. Any potential visual harm could be conditioned.

Residential Amenity

6.11 The neighbouring dwellings which would most likely be impacted upon by the proposed development are those with adjoining boundaries to the application site. Those other neighbouring properties are considered to be a significant distance away to be unaffected by the proposed development. The impact on these neighbours is discussed below.

6.12 It is noted that no neighbouring representation has been received to date, but re-consultation has taken place to include the front and rear dormers in the description of development.

6.13 *10 Long Shaw Close*

This property is to the west of the application site. It blank flank wall facing towards the site. The proposed single storey extension would be sited significantly away from the adjoining boundary. The raising of the ridge height would not result in the dwelling being overbearing, cause loss of light, outlook or overshadowing to the neighbouring property as it would not alter the footprint of the dwelling and no windows exist in the flank wall. Some additional overlooking may result from the proposed rear dormer, however, these views are not considered unacceptable when it is considered that rear dormers/windows could be added without the need for planning permission. Furthermore, due to the tight knit nature of the existing estate, mutual overlooking already exists. The impact on this neighbouring dwelling is considered acceptable.

6.14 *8 Thomas Rider Way*

Adjoined to the application site by a single storey double garage, it is not considered that the proposed raising of the ridge height (and consequently the height of the flank wall) would cause harm to this neighbouring property. The single storey extension would be modest in size and although some additional overlooking may result from the proposed rear dormer, these views are not considered unacceptable on the balance of a dormer/windows that could be added without the need for planning permission and the tight knit nature of the development whereby mutual overlooking already exists. The impact on this neighbouring dwelling is considered acceptable.

6.15 *6 and 8 Furfield Chase*

Situated to the rear (south of the application site), the respective rear gardens and a double garage separate the dwellings from each other. The main concern would be the potential for overlooking/loss of privacy, however although it is considered some additional overlooking may result from the proposed rear dormer, these views are not considered unacceptable on the balance of a dormer/windows that could be added without the need for planning permission and the tight knit nature of the development whereby mutual overlooking already exists. A back-to-back distance of approximately 25m between the properties also exists, which is an acceptable privacy distance.

- 6.16 Overall it is considered that the proposed development would not result in significant harm to neighbouring residential amenity. The main concern is the potential for overlooking/loss of privacy, and although it is not clear what rooms the dormer would serve this is not considered to materially alter the assessment whereby the windows are not proposed to be obscure glazed. On balance it is not considered that undue addition harm would result to warrant refusal of the application.

Highways

- 6.17 KCC Highways state within their residential parking standards that a property with 4+ bedrooms should be allocated at least 2 independently accessible spaces within a suburban area. I would consider the amount of space retained on the private forecourt to accommodate 2+ cars and would therefore be in accordance with policy DM9 and KCC Highways recommendation for properties of this size.

Other Matters

- 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.'
- 6.19 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, however due to the proposed extension extending rearwards and the creation of a larger hardsurfaced driveway and the resultant loss of garden it is considered appropriate to request ecological enhancement by way of condition.

7.0 CONCLUSION

- 7.01 For the reasons set out above it is considered that the proposed extensions and alteration to the property would be acceptable and would not cause significant visual harm, harm to neighbouring amenity nor be unacceptable in terms of any other material planning considerations such as the proposed development is considered to be in accordance with current policy and guidance.

8.0 RECOMMENDATION – GRANT Subject to the following conditions

CONDITIONS to include

- 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 Number 020-032/001 Rev A (Existing and Proposed Site and Block Plan)

Drawing Number 020-032/005 Rev B (Proposed Elevations)

Drawing Number 020-032/006 Rev B (Proposed Ground Floor Plan)

Drawing Number 020-032/007 Rev A (Proposed First Floor Plan)

Drawing Number 020-032/008 Rev B (Proposed Loft Floor Plan)

Drawing Number 020-032/009 Rev A (Proposed Section)

Drawing Number 020-032/010 Rev A (Proposed Site Plan)

Reason: To clarify which plans have been approved.

- 3) The external facing materials to be used in the construction of the extension hereby permitted shall match those used on the existing building;

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 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 prior to the first use of whichever extension is completed first and all features shall be maintained thereafter.

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

- 5) Prior to the commencement of the construction of the extended parking spaces hereby permitted and shown on Drawing Number 020-032/010 Rev A (Proposed Site Plan) a plan showing the existing planting along the northern boundary, that to be removed and details of any replacement planting shall be submitted to and approved in writing by the local planning authority. The construction works for the additional hardsurfacing shall be carried out in accordance with those details approved details and any replacement planting shall be provided within the planting season (February to October), following completion of the additional hardsurfacing. The plan shall specifically show the position and retention of the hedge and tree planting along the northern boundary.

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

Case Officer: Rachael Elliott

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

Planning Committee Report
22nd October 2020