

REFERENCE NO - 21/503237/FULL		
APPLICATION PROPOSAL Conversion of garage into habitable space. Erection of single storey front and two storey side extensions. Creation of first floor side and rear extensions, including internal alterations.		
ADDRESS 49 Surrenden Road Staplehurst Tonbridge Kent TN12 0LY		
RECOMMENDATION The Head of Planning and Development BE DELEGATED POWERS TO GRANT planning permission subject to the conditions attached.		
SUMMARY OF REASONS FOR RECOMMENDATION The proposed by virtue of its design, scale and appearance is considered to be in keeping with the character of the original building and character of the area including the streetscene and would not result in significant adverse harm on neighbouring occupiers by way of a loss of light, overlooking or overshadowing.		
REASON FOR REFERRAL TO COMMITTEE Cllr Perry has requested that the application be considered by Planning Committee. Concerns are raised regarding its effect on the streetscene and by its size and height and whether it is in line with Policy DM9 of the Local Plan.		
WARD Staplehurst	PARISH/TOWN COUNCIL Staplehurst	APPLICANT Doreen Braganza AGENT Kent Design Studio Ltd
TARGET DECISION DATE 27. 09. 2021 (EOT)		PUBLICITY EXPIRY DATE 04/08/2021

Relevant Planning History

- 80/0034 - Rear extension to form sun lounge, study and store as amended on plan by applicant on 26/3/80. Approved 17/04/1980

MAIN REPORT

1. DESCRIPTION OF SITE

- 1.01 The application site comprises a semi-detached dwelling set within a modest plot on the western side of Surrenden Road within the settlement boundary of Staplehurst.
- 1.02 The property comprises tile hanging, brickwork walls, tiled roof and uPVC windows and timber uPVC doors.
- 1.03 Surrenden Road is characterised with residential properties, typically semi-detached in form, which vary in material, style and appearance. The residential plots are typically generous in size, with car parking to the front of the site and private amenity to the rear.
- 1.04 The edge of the Staplehurst Conservation Area is located across the playing field to the west of the site but is sufficient distanced from the application proposals not to impact on its setting.

2. PROPOSAL

- 2.01 The application is for the conversion of garage into habitable space, erection of single storey front and two storey side extensions and creation of first floor side and rear extensions, including internal alterations.

- 2.02 The two storey side extension does not extend the width of the property and creates a first floor level above the garage and ground floor and first floor level to the front. Amended plans received show the first floor of the side extension set in by approximately 0.6 m with the ridge line set below the existing host property. This creates a subservient appearance to the extension.
- 2.03 The two storey rear extension does not extend further than the existing main dwelling with the ridge line of the rear two-storey extension set approximately 0.6m lower than the main dwelling.
- 2.04 The single-storey front extension projects approximately 1m from the existing dwelling and building line.
- 2.05 The proposed materials are tile hanging, brickwork walls, tiled roof and uPVC windows and timber uPVC doors. All of which match the existing dwelling.

3. POLICY AND OTHER CONSIDERATIONS

- Maidstone Borough Local Plan 2017: Policies DM1, DM9 and DM23
- Maidstone Local Development Framework, Residential Extensions Supplementary Planning Document (2009)
- Staplehurst Neighbourhood Plan – Made December 2016, updated August 2020
- The National Planning Policy Framework (NPPF) (2021)
- National Planning Practice Guidance (NPPG)

4. LOCAL REPRESENTATIONS

- 4.01 4 letters of objection have been received.
- 4.02 The objections can be summarised as follows:
- Privacy and overlooking
 - Loss of sunlight and overshadowing
 - Visual appearance
 - Structural problems
 - Traffic and pedestrian safety
 - Parking

Ward Councillor

- 4.03 Cllr Perry has requested that the application be considered by Planning Committee. Concerns have been raised regarding its effect on the streetscene and by its size and height and whether it is in line with Policy DM9 of the Local Plan.

5. CONSULTATIONS

Staplehurst Parish Council

- 5.01 Councillors recommend that the application be REFUSED and request the application be referred to MBC Planning Committee if the Planning Officer were minded to approve, for the following reasons; the application is against Policy DM9 of the MBC Local Plan in that the scale, height and form of the proposal is obtrusive and dominating to the existing building and the street scene, the residents at the rear of the application site would be adversely affected in respect

of their privacy, daylight, sunlight and the maintenance of a pleasant outlook. Additionally, the application is against sections 4.38 and 4.39 of the MBC Residential Extensions Supplementary Planning document in that it is not subservient to the original dwelling as previously mentioned, due to the scale, height and form of the application. Councillors also commented that if MBC Planning Committee were minded to approve the application, a condition for parking restrictions be included for the period of the construction of the application

6. APPRAISAL

Main Issues

- Design and Appearance
- Impact on the Streetscene
- Impact on the amenity of neighbouring occupants
- Parking
- Other Matters

Design and Appearance

- 6.01 Policy DM1 (Principle of good design) outlines the importance of high-quality design for any proposal. This includes taking into account the scale, height, materials, detailing, mass, bulk, articulation and site coverage, respecting the amenities of neighbouring occupiers and properties, incorporating adequate storage for waste and recycling, providing adequate parking facilities to meet adopted Council standards, protect and enhance biodiversity.
- 6.02 Policy DM9, as stated above, of the Local Plan also requires that the scale, height, form and appearance should fit the character of the existing local area.
- 6.03 The Council's adopted Supplementary Planning Document – Residential Extensions requires that the scale, proportion and height of extensions should not dominate the original house and should fit unobtrusively with the building and its setting and be subservient to the original dwelling. For two- storey extensions, the pattern of gaps in the streetscene should be maintained. Other than in areas with significant spacing between dwellings, there should normally be a minimum gap of 3 metres between the side wall of a two-storey extension and the adjoining property for the full height of the extension.
- 6.04 Following the receipt of amended plans, the two storey side extension is now set in from the front elevation of the host property by approximately 0.6 metres with the ridge line set below that of the main dwelling. This creates a subservient extension as required by the Residential Extensions SPD.
- 6.05 Whilst the two storey extension extends up to the boundary of the property, and gaps between dwellings is a particular character of the immediate area, the adjacent property, no. 47 Surrenden Road is set at a right angle to the application property with its intervening garden. This therefore maintains a gap well in excess of 3 metres, meeting the policy requirements of the Residential Extensions SPD and maintaining the character of the street by retaining space between the dwellings.
- 6.06 The two-storey rear extension does have a lower ridge height than the main dwelling, and therefore, appears visually subservient. Additionally, the building line to the rear is not extended.

- 6.07 In the above context, the proposed extensions are considered to be of a suitable scale which would not overwhelm or destroy the character of the original dwelling.
- 6.08 Regarding the design of the extensions, they are in-keeping with the design of the original dwelling and in keeping with the character of neighbouring properties. The entrance of the property will move from the side to front elevation, similar to other properties along Surrenden Road. The proposed windows are of a similar design to the existing windows and these are also considered appropriate.
- 6.09 The proposed materials will match the existing such as the roof and brickwork.
- 6.10 Overall, with regard to design and appearance, the proposals do not overwhelm or harm the character of the property or area, as such, comply with policies DM1, DM9 of the Maidstone Local Plan and the Residential Extension SPD.

Impact on the Streetscene

- 6.11 Surrenden Road is characterised with residential properties, typically semi-detached in form, which vary in material, style and appearance. The residential plots are typically generous in size, with car parking to the front of the site and private amenity to the rear. Similar two storey side extensions have been approved in the locality and with the changes now proposed to make the extension appear subservient to the host dwelling, the proposals have an acceptable impact on the street-scene and comply with development plan policies concerning design and appearance.

Impact on the amenity of neighbouring occupants

- 6.12 Policy DM1 of the Local Plan requires proposals to;
- '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'*
- 6.13 Likewise, Policy DM9 of the Local Plan permits developments for conversions subject to a list of criteria, which includes the privacy, daylight, sunlight and maintenance of a pleasant outlook of adjoining residents would be safeguarded.
- 6.14 The proposed development does not include the installation of windows on the side elevations adjacent to 47 and 51 Surrenden Road and in this regard, there will no direct overlooking.
- 6.15 As for the windows on the rear elevation at first floor, the neighbouring properties are side by side to 49 Surrenden Road, therefore, views from the windows on the rear elevation at first floor would not result in direct overlooking such that it would significantly impact the privacy of neighbouring occupiers.
- 6.16 Views from the first floor rear window of the extension would be possible towards the garden of no. 43 with a more direct line of sight due to the positioning of the extension. A distance of approximately 12.8 metres is maintained from the new extension to the boundary fence with no.43 with the rear most part of the garden of no. 43 visible. The owner of no.43 has commented on the recently removed

trees along the side boundary which previously provided screening to this boundary.

- 6.17 Whilst the first floor extension would allow more direct and closer views over the garden of no. 43, views into the garden area of no.43 and neighbouring properties are already gained from the existing windows of the host property and a degree of overlooking exists from/to surrounding properties due to the tighter grain of development in the locality. Taking all these factors into consideration, it is not considered that a ground of refusal on overlooking would be warranted in this instance.
- 6.18 Regarding overshadowing and loss of light, as per the Residential Extensions SPD an extension should not cause any significant loss of daylight or the cutting out of sunlight for a significant part of the day to principal rooms (including lounge, dining room, kitchen and bedrooms) in neighbouring properties or private amenity space. The proposed development is not considered to impact any habitable rooms of neighbouring properties. Whilst the garden area of no.47 is north facing, the extension will not interference with the amount of daylight/sunlight received to that property.
- 6.19 In light of the above and on balance, the proposal would not result in significant adverse harm on neighbouring occupiers by way of a loss of light, overlooking or overshadowing.

Parking

- 6.20 The property would be converted from a 3-bed to a 5-bed property as a result of the extension, and as such, 2 independently accessible spaces per unit would be required in a suburban area as per the Councils parking standards.
- 6.21 The site comprises a large front drive, which would be able to accommodate 3 car parking spaces, as such, the proposal would adhere with parking standards.

Other Matters

- 6.22 Concerns from residents were raised regarding the structural capability of 49 Surrenden Road to accommodate a two-storey extension. However, this issue will be addressed at the building regulations stage should the application be approved.
- 6.23 Additionally, concerns were raised regarding traffic and pedestrian safety and that a traffic plan should be provided, however, given the nature of the proposal it is not considered that it would have an adverse impact to warrant these measures. Restrictions pertaining to the parking of construction vehicles would not be a planning issue.

7. CONCLUSION

- 7.01 For the reasons set out in this report, it is considered that the development proposals, on balance, would meet the requirements as set out in the planning policies and residential guideline SPD and, as such, recommend approval subject to conditions.

8. RECOMMENDATION

GRANT PLANNING PERMISSION subject to the following planning conditions:

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of the 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 and documents:

Site Location Plan and Existing Block Plan – Drawing no. 3458 – 01

Existing Floor Plans and Elevations – Drawing no. 3458 – 02

Proposed Block Plan – Drawing no. 3458 – 10 Rev A

Proposed Floor Plans and Elevations – Drawing no. 3458 – 11 Rev B

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

- 3) The development shall be carried out in accordance with the details of external materials specified in the application which shall not be varied without the prior written permission of the Local Planning Authority.

Reason: In the interests of visual amenity.

- 4) No further windows or other openings other than those shown on the southern elevation of the extension, which shall obscure glazed, and the northern elevation (the first floor rear extension) shall be inserted at any time.

Reason: To protect the amenity of adjacent occupiers.

- 5) The rear flat roof area shown on the plans shall not be used as an amenity area of any kind.

Reason: To protect the amenity of adjacent occupiers

- 6) The extension/s hereby approved shall not commence above slab level until details of 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 at least one integrated method into the design and appearance of the extension by means such as swift bricks, bat tubes or bee bricks, and through the provision within the site curtilage such as bird boxes, bat boxes, bug hotels, log piles, wildflower planting and hedgehog corridors. The development shall be implemented in accordance with the approved details prior to first use of the extension/s and all features shall be maintained thereafter.

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

INFORMATIVE

- 1) 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.