

REFERENCE NO - 21/504652/FULL		
APPLICATION PROPOSAL Erection of a two storey front/ rear extension and a single storey side/rear extension. Proposed garage conversion into store/habitable space with insertion of dormer to front elevation.		
ADDRESS Broadlands, North Pole Road, Barming, Maidstone, Kent, ME16 9HG		
RECOMMENDATION: GRANT subject to the planning conditions set out in Section 8.0 of the report		
SUMMARY OF REASONS FOR RECOMMENDATION The proposed extensions 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 to neighbouring occupiers by way of a loss of light, overlooking or overshadowing or other harm which could not be mitigated by conditions. All other material planning considerations are considered acceptable and in accordance with current policy and guidance.		
REASON FOR REFERRAL TO COMMITTEE The recommendation is contrary to the views of Barming Parish Council who have requested the application be presented to the Planning Committee		
WARD Barming And Teston	PARISH/TOWN COUNCIL Barming	APPLICANT Mr C Walsh AGENT Building Design Studio
TARGET DECISION DATE 20/10/2021		PUBLICITY EXPIRY DATE 04/10/2021

Relevant planning history

- 21/502848/PNEXT - Prior notification for a proposed single storey rear extension which: A) Extends by 8.00 metres beyond the rear wall of the original dwelling. B) Has a maximum height of 2.95 metres from the natural ground level. C) Has a height of 2.50 metres at the eaves from the natural ground level. - Prior Approval Not Required

The footings currently at the application site relate to the above prior approval, not this planning application. The applicant will be required to carry out the development in accordance with the drawing numbers associated to this application, if approved.

- 21/503423/LAWPRO - Lawful Development Certificate for a proposed loft conversion with a rear dormer and roof lights to the front. – Approved

MAIN REPORT

1. DESCRIPTION OF SITE

- 1.01 The site is located outside the settlement boundaries and falls within Parish of Barming. The site is located some 66m north of Heath Road.
- 1.02 The surrounding area is predominantly residential, characterised by two-storey detached and semi-detached dwellings, predominantly with pitched roofs 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.

- 1.03 The site contains a two-storey detached property with a catslide roof over the existing garage, comprising of brickwork walls, tiled roof and uPVC windows and doors.
- 1.04 The site does not have any site specific constraints.

2. PROPOSAL

- 2.01 The applicant seeks planning permission to erect a two-storey front and rear extensions, a single storey side/rear extension, a dormer to the front roof slope and convert the existing garage into a habitable space.
- 2.02 An amendment was received in which a crown roof was proposed on the two storey rear extension.
- 2.03 The front extension would project 1.5m from the existing front elevation with a width of 3.2m, abutting the existing garage. This would have a gable roof with a ridge and eaves height of 6.5m and 4.9m respectively. The front elevation would be predominantly glazed and the space will be used as an extended foyer.
- 2.04 The two storey rear extension would have a staggered depth between 3m and 5m, with the depth being deeper in the northern side of the site. This would be the same on the second storey, with the addition of a walled in balcony.
- 2.05 The side/rear extension is located on the northern side of the property and will increase 2m in depth towards the rear, for a full depth of 6.6m.
- 2.06 The front dormer would project 2.2m from the front elevation with a height of 1.6m and width of 1.7m. This will be located over the existing garage and incorporated within bedroom 3 on the first floor.
- 2.07 Conversion of the garage will accommodate a study and a store for the dwelling, this will feature one external window to replace a side elevation door.
- 2.08 The proposed materials for the roof are plain tiles with the style and colour to match existing main roof, and the bricks will be matched to the existing elevations.

3. POLICY AND OTHER CONSIDERATIONS

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Maidstone Borough Local Plan 2017: Policies SP17, DM1, DM30 and DM32

Maidstone Borough Council – Local Plan Review, draft plan for submission (Regulation 19), dated October 2021 – Policy LPRSP15 – Principles of Good Design
Policy LPRQ&D4 – Design principle in the countryside

The Regulation 19 Draft is a material consideration, and some weight must be attached to the document because of the stage it is at, but its weight is limited, as it has yet to be the subject of an examination in public.

Maidstone Residential Extensions SPD (2009)

4. LOCAL REPRESENTATIONS

Local Residents:

3 objections were received from the neighbours at North End and Woodend, North Pole Road.

- 4.01 The objections on planning grounds can be summarised as follows:

- Loss of light
- The proposed design is out of keeping with the local area
- Plans don't match what is currently being constructed
- Size of the extension
- Plans are not to scale
- Loss of view due to the rear extension.

5. CONSULTATIONS

Barming Parish Council

- 5.01 Barming Parish Council objected to the proposal. Their initial objection is summarised as follows:

The proposed development would be out of keeping with the style and character of the street scene. There is no provision for environmental mitigation or remediation and members feel that it is over development of the site.

Barming Parish Council objected to the amendment, stating that:

The amendments fail to mitigate earlier concerns in any way; if anything the amendments increase the bulk of the proposed extensions; they still overwhelm the plot breadth, notwithstanding the plot's ample length, and still upset the balance of the street scene and its character.

The Parish Council requested that the application be taken to committee if minded to approve.

6. APPRAISAL

Main Issues

- 6.01 The key issues for consideration relate to:
- Background to the site
 - Principle of the development
 - Impact on the Character and Appearance of the Surrounding Area
 - Residential Amenity
 - Car Parking and Highways

Background to the site

- 6.02 Two recent applications have been submitted to and approved which principally relate to a single storey rear extension and a loft conversion, both permitted by reason of utilising the properties permitted development rights.
- 6.03 It is understood that footings have been dug for the single storey rear extension, however should planning permission be granted and implemented for the scheme now proposed that consent would fall away as both consents (this permission and 21/502848/PNEXT) could not be implemented together as the single storey rear extension would no longer fall within permitted development criteria should both extensions be built and the applicant could not implement part of two different consents unless they were mutually exclusive proposals, which in this case they are not as the rear extensions proposed would in part be in the same position as the single storey rear extension.
- 6.04 Again the loft conversion approved under 21/503423/LAWPRO, namely the rear dormer could not be constructed should this consent be approved and implemented.

- 6.05 As such although there are two extant consents relating to the property, it is not considered either could be implemented together with the proposal currently under consideration.

Principle of development

- 6.06 Policy SP17 of the Local Plan sets out that:

Development proposals in the countryside will not be permitted unless they accord with other policies in this plan, and they will not result in harm to the character and appearance of the area.

- 6.07 Policy DM30 allows for extensions or alterations to existing buildings, provided it would be of a scale which would relate sympathetically to the existing building and rural area, respect local buildings styles and materials, have no significant adverse impact on the form, appearance or setting of the building.

- 6.08 Policy DM32 further allows for extensions to dwellings within the countryside, provided that they (in summary):

- Are well designed and sympathetically relate to the existing dwelling without overwhelming or destroying the original form of the existing dwelling.
- Individually or cumulatively would be visually acceptable in the countryside

- 6.09 Further guidance is provided in the Residential Extensions SPD which sets out some key points below:

Page 47 of the Residential Extensions SPD (2009) establishes some general assessment criteria for extensions in the countryside. The Guidance explains that any extension in the countryside should be modest in size, subservient to the original dwelling and should not overwhelm or destroy its original form.

Paragraph 5.18 of the Residential Extensions SPD clarifies that the Local Authority would normally judge an application as modest or limited in size if, in itself and cumulatively with previous extensions, it would result in an increase of no more than 50% of the dwelling.

Further the guidance states that an extension should cause no adverse impact on the character or openness of the countryside.

- 6.10 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

- 6.11 In principle extensions to residential dwellings within the countryside can be supported provided that those material planning considerations set out above and discussed below are considered acceptable.

Impact on the Character and Appearance of the Surrounding Area

- 6.12 The application is for a two-storey front and rear extensions, a one storey side/rear extension a front dormer and the conversion of the existing garage into a study/store. The dwelling, although outside the settlement boundary, is situated immediately adjacent to the urban settlement boundary and is sited within a linear form of

development. The street scene is varied and characterised principally by 2-storey, detached dwellings situated on large plots.

- 6.13 The proposed front extension would project 1.5m from the existing front elevation but would not project beyond the existing garage and would be set down from the main ridge. This would feature a two storey glazed frontage with a gable roof. While front extensions are not common on North Pole Road or North Street, examples of two storey front extensions are seen, by example “Domus” is a property across the street and features a large front two storey extension at a much greater depth than Broadlands and gable roofs are features along North Pole Road. The development has a two storey glass frontage, whilst this is not a common feature on the street, it is not dissimilar to the existing properties frontage which showcases a large glass patio and first floor window in a similar location, overall the proposed front development is considered acceptable and would accord with the character of the original property and the surrounding streetscene and wider countryside,
- 6.14 The proposed two storey rear extension would project between 3m to 5m in depth, this would have two sets of sliding doors on the ground floor and two windows, 1 set of French doors and a balcony on the first floor. The balcony would have bricks sides up to the eaves and a glass balustrade facing the rear garden. The two storey crown roof would not be visible to the public view and would be visually more in keeping with the existing dwelling than the originally proposed flat roofed 2-storey extension. As the extension is to the rear, views of the extension would be limited with glimpses achieved between the property to the north of the site and the host dwelling. It would also be far more sympathetic than the large extension to the front of the property at Domas, North Pole Road. Given the extensions in the streetscene and limited views of the rear extension, it is considered that it would not result in harm to the streetscene or character of the existing dwelling.
- 6.15 The side/rear extension on the ground floor would extend the existing utility space by 2m, this would not project beyond the proposed front or side elevations and it will retain the same roof height. A door to the rear elevation of this element will remain and no windows are proposed on the side elevation.
- 6.16 The proposed dormer would project at a depth of 2.2m. Front dormers are a common feature along North Pole Road and North Street and are seen on the immediate neighbours Bywood, Little Birches, Taranaki and Redwings.
- 6.17 North Pole Road and North Street is characterised with residential properties having undergone alterations and extensions, with no prevailing pattern to the street. As a result, the extension would be sympathetic to the host dwelling and would not appear dominant when viewed from the streetscene.
- 6.18 As for the proposed external materials, these would match those of the existing dwelling in finishes, style and composition. The materials will be secured by way of condition to ensure the proposed development is of a high-quality material, which compliments the host dwelling.
- 6.19 To conclude, the overall design of the development will fit into the context of the area, which does not have a dominant style or character. The proposal therefore accords with Policies DM1, DM30 and DM32 of the Local Plan, together with the advice and guidance contained within the Residential Extensions SPD.

Residential Amenity

- 6.20 Policy DM1 requires proposal to respect the amenities of neighbouring occupiers and properties. The Residential Extensions SPD highlights that “*an extension should respect the amenities of adjoining properties in respect of daylight and sunlight and maintain an acceptable outlook from a neighbouring property*”.

Wood End

- 6.21 Wood End is the neighbouring property to the north. The 2-storey rear extension is the element of the proposal that is likely to have greatest impact. Other elements of the scheme are a significant distance from the neighbouring property such that no harm would result. The proposed 2-storey rear extension would be sited approximately 7.5m from their nearest side elevation of Wood End and approximately 1.5m from the neighbouring boundary. This would extend approximately 5m rearwards from existing dwelling and would be 2-storey height, with the roof sloping away from the boundary and set below the existing ridge height. There is an existing single storey flat roofed extension to Wood End sited adjacent to the boundary. The application site is to the south of Wood End.
- 6.22 Based on the proposed depth of the extension, its position and its relationship with the neighbouring dwelling it is not considered that any significant harm would result through loss of light or outlook and the extension would not be unduly overbearing or overshadowing.
- 6.23 A balcony is proposed as part of the rear extension, this would be boxed in on both sides by brickwork, thus reducing views from the balcony towards neighbouring amenity space. Rearward views would be possible, however given the proposed size of the balcony (approximately 1.1m in depth by 4m in depth) and its siting and location it is not considered that undue overlooking or loss of privacy would result from the occupants of Broadlands utilising the balcony such that refusal would be warranted on this basis. The brickwork sides to the balcony could be conditioned to be retained as such to reduce any harm further.
- 6.24 An obscure glazed window is proposed in the north facing elevation of the existing dwelling. This would serve a bathroom and would be reasonable to be conditioned to be obscure glazed and retained as such to reduce any potential overlooking, together with a condition to require consent for any further openings in the north facing elevation of the two-storey rear extension.
- 6.25 Overall it is considered that the proposed extensions and alterations would be acceptable in terms of its impact on the amenity of Wood End subject to conditions.

Bywood

- 6.26 Bywood is located to the south of the application site and again it is the 2-storey rear extension which have the potential to have the greatest impact on neighbouring amenity. All other aspects of the proposal are considered not to harm neighbouring amenity due to their siting, nature and scale.
- 6.27 The proposed two storey rear projection would be closer to the neighbouring boundary, at an approximate distance of 0.8m, but the depth would be less at approximately 3m. The roof would be pitched away from the boundary and would be significantly lower than the ridge of the existing dwelling. Bywood has been previously extended to the side and rear by a single storey extension (under reference 03/2332), this extension is close to the adjoining boundary and contains fenestration facing rearwards. The openings are understood to serve a large kitchen area. The adjoining boundary is enclosed by 1.8m high close boarded fencing.
- 6.28 The submitted plans indicate the 45degree line (test used to assess loss of light) from the proposed extension, this shows that the extension would result in some loss of light to the window/door in closest proximity to the boundary. However this is not the sole source of light to the room it serves and due to the orientation of the site, the extension being to the north of Bywood would mitigate further any harm resulting from loss of light. and would not have any loss of light from the development. The balcony would not introduce any overlooking into the immediate rear amenity space and the

first floor window on the side elevation would be glazed. While the development would not pass the 45 degree test, as it is located to the north the impact would be minimal and is considered acceptable.

- 6.29 The extension would clearly be visible from the neighbouring site, however although being aware of the extension, it is considered that on balance due to the extension being set back off the boundary, the proposed height (which would be significantly lower than the main dwelling), projection and the orientation of the site there would not be undue harm to neighbouring amenity in terms of loss of outlook or the extension being unduly overbearing or overshadowing.
- 6.30 In terms of impact of overlooking or loss of privacy a balcony is proposed as part of the rear extension, this would be boxed in on both sides by brickwork, thus reducing views from the balcony towards neighbouring amenity space. Rearward views would be possible, however given the proposed size of the balcony (approximately 1.1m in depth by 4m in depth) and its siting, location and distance from the boundary it is not considered that undue overlooking or loss of privacy would result from the occupants of Broadlands utilising the balcony such that refusal would be warranted on this basis. The brickwork sides to the balcony could be conditioned to be retained as such to reduce any harm further.
- 6.31 An obscure glazed window is proposed in the south facing elevation of the existing dwelling. This would serve a bathroom and would be reasonable to be conditioned to be obscure glazed and retained as such to reduce any potential overlooking, together with a condition to require consent for any further openings in the south facing elevation of the two-storey rear extension.
- 6.32 Overall it is considered that the proposed extensions and alterations would be acceptable in terms of its impact on the amenity of Bywood subject to conditions.

Front /rear Neighbours

- 6.33 The property is set sufficiently away from any of the neighbours to the front or rear to not impact on the neighbour amenity of other neighbouring properties.
- 6.34 The proposed development would accord with the parameters set out in the Residential Extensions SPD, whilst still providing an adequate level of amenity space internally. In this regard, the proposal would not impact on neighbouring residential amenity.

Car Parking and Highways

- 6.35 The proposed development would lead to the loss of the garage, however sufficient parking would remain on site for at least three vehicles, which is considered adequate for this location.

Other matters

- 6.36 Policy DM1, the NPPF and the residential extensions SPD all promote ecological enhancement. Due to the siting of the dwelling (bordering open countryside), the extent of extensions (which would introduce additional built form and loss of grassed garden) and overriding policy it is considered ecological enhancement should be both incorporated into the extensions itself and the within the wider curtilage. Details of which could be conditioned.
- 6.37 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

The proposed extensions 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 to neighbouring occupiers by way of a loss of light, overlooking or overshadowing or other harm which could not be mitigated by conditions. All other material planning considerations are considered acceptable and in accordance with current policy and guidance.

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:

- Existing Plans and Elevations Existing Block Plan (BDS-1723-P21 Rev A)
- Proposed Plans and Elevations Proposed Block Plan (BDS-1723-P22 Rev D)
- Location Plan (BDS-1723-P23)

Reason: To ensure that the development is undertaken in accordance with the approved drawing(s) and document(s)

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

Reason: To ensure a satisfactory appearance to the development.

- 4) Before the development hereby permitted is first used, the proposed windows in the first floor side elevations (north and south facing) to the existing dwelling shall be obscure glazed to not less than the equivalent of Pilkington Glass Privacy Level 3, and these windows shall be incapable of being opened except for a high level fanlight opening of at least 1.7m above inside floor level and shall subsequently be maintained as such.

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

- 5) No additional windows, doors, voids or other openings shall be inserted, placed or formed at any time in the north and south facing first floor wall of the 2-storey rear extensions hereby permitted.

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

- 6) Prior to first use of the first floor balcony hereby permitted, the brick walls shown to the side of the balcony on drawing Proposed Plans and Elevations Proposed Block Plan (BDS-1723-P22 Rev D) shall be constructed up to a height of at least 1.8m and shall be retained as such.

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

- 7) 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.