

<b>REFERENCE NO - 14/504318/FULL</b>		
<b>APPLICATION PROPOSAL</b> Single storey pitched roof rear extension and new retaining wall in rear garden.		
<b>ADDRESS</b> 47 Bryant Close Nettlestead Kent ME18 5EX		
<b>RECOMMENDATION</b>		
<b>SUMMARY OF REASONS FOR RECOMMENDATION/REASONS FOR REFUSAL</b>		
<b>REASON FOR REFERRAL TO COMMITTEE</b> Applicant is an employee of the council		
<b>WARD</b> Marden And Yalding Ward	<b>PARISH/TOWN COUNCIL</b> Nettlestead	<b>APPLICANT</b> Mr And Mrs M Culver <b>AGENT</b> Mr Richard Marsh
<b>DECISION DUE DATE</b> 24/11/14	<b>PUBLICITY EXPIRY DATE</b> 24/11/14	<b>OFFICER SITE VISIT DATE</b>
<b>RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):</b> None		

## MAIN REPORT

### 1.0 DESCRIPTION OF SITE

- 1.1 Mid terraced property located to the north side of Bryant close. To the rear of the property there is currently a single storey rear extension that is 1.5m deep and 2.5m high, this extension would be demolished as part of the proposal. The property also currently has an existing patio. To the east side of the property is no 49. This property has no extension however; there is an existing shared boundary fence that is 1.9m high. To the west side of the site is occupier no 45 Bryan close. On the shared boundary with this neighbouring occupier is an existing hedge. Majority of the properties have raised patios to the rear which is an original feature due to slopping nature of the land. The proposed extension would involve clearing an area of 4m to the rear of the house to facilitate the construction of a small patio and retaining a wall.

### 2.0 PROPOSAL

- 2.1 Planning permission is sought for the erection of a single storey rear extension.

The single story rear extension would have the following dimensions:

Depth – 3mp  
Width – 6.3m  
Height – 3.3m

The proposed extension would have two rooflights and matching UPVC doors and windows.

- 2.2 The proposal also involves a new patio area extending 800mm high, 7m wide and 2.4m deep together with a 1m height new retained wall for the upper garden area.

### **3.0 POLICY AND OTHER CONSIDERATION**

- Maidstone Borough-Wide Local Plan 2000: H18
- National Planning Policy Framework
- Supplementary Planning Document – Residential Extensions

### **4.0 LOCAL REPRESENTATIONS**

Nettlestead Parish Council – Has no objection to the proposal

### **5.0 CONSULTATIONS**

None

### **6.0 APPRAISAL**

#### **Principle of Development**

- 6.1 The specific policy under the Maidstone Borough-Wide Local Plan 2000 relating to housing extensions within the urban area is Policy H18. Furthermore, the Council's adopted Supplementary Planning Document – Residential Extensions (SPD) is also of relevance. The principle of extension to a dwelling house in an urban area such as the application site is considered acceptable. The proposal is therefore assessed against the criteria/guidance set out in policy H18 of the MBWLP and the SPD.

#### **Impact upon the property and surrounding area**

- 6.2 The main issues to consider is whether the development would harm the character of the existing and adjoining dwellings and the street scene (Amenity issues are discussed later). The properties along this street are terraced houses with small sized rear gardens. The floor levels of these properties vary due to the height and elevation of the existing ground. The land level of these properties slope from the north to south side of the site. The proposed development would cause no impact to the adjoining neighbouring occupiers.

6.3 In relation to its surrounding the proposed extension at 3m deep would be modest in scale, size and traditional design, and would not overwhelm or harm the character or form of the existing property. Moreover the proposal would not detract from the character and appearance of the area, or appear visually incongruous in the built up area.

### **Impact upon the neighbours**

6.4 The proposed single storey rear extension would extend the full width of the property. The extension would be built between neighbouring occupiers no 45 and 49. Having regard to the 3m depth of the extension it is considered that the proposal would not affect neighbouring occupiers in relation to outlook, sunlight and daylight. The proposal would therefore comply with council policies.

6.5 The proposed additional raised patio would extend 800mm from the extension. The raised patio would replace the existing concrete patio that currently exists on site. A new retaining wall would be built at 1m high to accommodate the upper garden section of the site. Along the rear of these gardens there are many properties that have patios that lead up to the garden area. On the adjoining boundary fence both neighbouring occupiers have approximately 1.9m high fence or hedging. Therefore in terms of overlooking, the extended proposed patio would not demonstrate this due to the modest sized access created and the height of the existing fence which would screen part of the additional space created. Therefore the proposed extension would satisfy council policies.

## **7.0 OTHER MATTERS**

None

## **8.0 CONCLUSIONS**

8.1 The proposals would not cause harm to the character or appearance of the existing property or local area, and there would be no unacceptable impacts upon neighbouring amenity. I therefore recommend that planning permission be granted subject to the following conditions.

## **9.0 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:

Drawing No – MC/4

Reason: To ensure the quality of the development is maintained and to prevent harm to the residential amenity of neighbouring occupiers

### **INFORMATIVES**

The Council's approach to this application:

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF), the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and proactive manner by:

Where possible, suggesting solutions to secure a successful outcome.