

REPORT SUMMARY

REFERENCE NO - 17/503319/FULL			
APPLICATION PROPOSAL - Proposed 2 storey side and rear extension with single storey side element, enclosed front porch and roof extension. Minor internal changes.			
ADDRESS - 8 Shirley Way, Bearsted, Kent, ME15 8PP			
RECOMMENDATION – APPROVE			
SUMMARY OF REASONS FOR RECOMMENDATION – The proposals are considered to comply with the policies of the Development Plan and there are no overriding material considerations to indicate a refusal of planning consent.			
REASON FOR REFERRAL TO COMMITTEE – Councillor Springett wishes to see application refused and reported to Planning Committee for the reasons outlined in the report.			
WARD Bearsted	PARISH/TOWN COUNCIL Bearsted	APPLICANT - Mr And Mrs Batt AGENT - Kent Design Studio Limited	
DECISION DUE DATE 28/08/17	PUBLICITY EXPIRY DATE 01/08/17	OFFICER SITE VISIT DATE 11/07/17	
RELEVANT PLANNING HISTORY			
App No	Proposal	Decision	Date
17/501918/FULL	Erection of single storey front porch extension and part single/part two storey side and rear extensions	WITHDRAWN	30/05/17

MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.01 The application site relates to a residential plot currently occupied by a 1940s two-storey semi-detached dwelling with integral garage, hardstanding to the front and a linear rear garden. Its elevation is a mixture of brick and pebble dash, and plain tiles with a hipped roof. The property is set back some 10m from Shirley Way and is within the urban area of Maidstone. The streetscene is a mixture of semi-detached and detached properties of differing scale, design and age.

2.0 PROPOSAL

- 2.01 The proposal is for the erection of a single storey side extension which projects beyond the front, two storey rear and side extension, and extension of the hipped roof. It would provide increased floor space and an additional bedroom.
- 2.02 The proposals would be built with a mix of materials consisting of natural timber cladding, coloured render, and powder coated aluminium windows and doors.

3.0 POLICY AND OTHER CONSIDERATIONS

- Maidstone Borough-Wide Local Plan 2000: H18
- Final Draft Maidstone Local Plan: DM1, DM9 and DM23
- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Supplementary Planning Documents: Maidstone Local Development Framework, Residential Extensions Supplementary Planning Document (adopted May 2009)

4.0 LOCAL REPRESENTATIONS

- 4.01 **Local Residents:** 6 representations received from local residents and The Bearsted & Thurnham Society raising the following (summarised) issues:

- Loss of light/overshadowing
- Loss of privacy
- Overbearing
- Design and materials are out of character
- Scale, form, and character are not in keeping with the original house
- Sewage impact

- 4.02 **Local Residents:** 2 representations received from local residents in support of the application based on the following (summarised) reasons:

- Two-storey extension has been approved at neighbouring properties
- Shirley Way comprises of houses in different characteristics

5.0 CONSULTATIONS

- 5.01 **Bearsted Parish Council:** No objections to this application.

- 5.02 **Councillor Springett:** *"I am writing to object to the above application on the basis of loss of light and amenity to number 6 Shirley Way. Should you be minded to approve it, I would like the application to be determined by the planning committee in order to allow neighbours to raise their concerns with the committee."*

6.0 APPRAISAL

Main Issues

- 6.01 The main issues to consider for this application are the impact the proposed development would have on the character and appearance of the host dwelling and the streetscene and on the residential amenity of neighbouring properties.

Residential Amenity

- 6.02 With regards to 10 Shirley Way, the single storey part would not extend beyond the conservatory and with a similar height, it would not cause any harm. The two-storey part is set in from the shared boundary so would not be overbearing or cause a loss of light. In terms of privacy, no side windows are proposed facing this neighbour. The proposed first floor rearwards windows would not have a significantly different impact than existing views.
- 6.03 6 Shirley Way is situated adjacent to the proposed side extension with a gap of approximately 2.1m. This neighbouring property has a two-storey side extension, single storey rear extension, and rear conservatory. The proposed two-storey extension would be in line with the neighbouring conservatory and the gap is sufficient such that there would not be a harmful impact upon light received to the conservatory or first floor windows. It would not interfere with the rear outlook of this property due to the separation distance and the gabled roof.
- 6.04 In terms of privacy to 6 Shirley Way, the new first floor high level window would serve a bathroom, and another would serve a bathroom and hallway. To ensure an acceptable level of privacy remains, it is appropriate to condition the two first floor side windows serving the bathroom to be obscure glazed and non-opening (below 1.7m from internal floor level).
- 6.05 The neighbours to the south of the application on Copsewood Way are separated by more than 40m from the property and therefore, it is considered the property is sufficiently separated from its rear neighbours for any impact on amenity.

Visual Impact

- 6.06 In terms of the front porch, there is no uniform front building line at Shirley Way and many of the dwellings in vicinity have front porches including the adjoining neighbour, thus the proposed front extension would not harm the character or appearance of the streetscene. Whilst the proposal would introduce new materials, Shirley Way is generally made up of residential properties with a mixture of materials and the introduction of timber cladding and coloured render on the property is not considered to be unduly harmful.
- 6.07 In terms of the roof extension, Shirley Way is characterized with a mix of semi-detached and detached properties in varied design and roofstyle. Given the street does not have a uniform roofstyle, and there is a barn-hipped roof next door, the loss of symmetry in this case is not considered to result in significant harm to the streetscene.

- 6.08 The proposed two-storey extension has maintained the existing eaves height and is set down from the ridge, which is considered sympathetic to the host dwelling. It is also sufficiently set back (approx. 7m) from the front elevation, such that it would not have any significant impact to the streetscene.
- 6.09 Although the proposed two-storey side extension would have a gap of approximately 2.1m (below the recommended gap of 3m by the Residential Extensions SPD) Shirley Way has a considerable variation in gaps between properties and a 1m gap is evident between No.10 and No.12. This together with the considerable set back would not be harmful to the area.

Other Matters

- 6.10 The driveway of the property would provide a minimum of three parking spaces and is considered sufficient.
- 6.11 In regards to the sewage concern raised by neighbour, given the proposal is an extension to an existing dwelling, the increase of sewage is insignificant to be a material issue.

7.0 CONCLUSION

- 7.01 It is considered that the proposal is acceptable with regard to the relevant provisions of the Development Plan, the NPPF and all other material considerations such as are relevant. I therefore recommend approval of the application on this basis.

8.0 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Floor Plans & Elevations, No. 1578 10 G received on 3rd July 2017

Reason: To clarify which plans have been approved.

- (3) The materials to be used in the development hereby approved shall be as indicated on the approved plans unless otherwise approved in writing by the Local Planning Authority;

Reason: To ensure a satisfactory appearance to the development

- (4) Before the development hereby permitted is first occupied, the proposed first floor side windows serving the bathrooms shall be obscure glazed and 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 existing and prospective occupiers.