

Trottiscliffe **564087 160455** **23 November 2006** **TM/06/03660/FL**
Downs

Proposal: Front porch and first floor extension (resubmission of
TM/06/02224/FL)
Location: 5 Green Lane Trottiscliffe West Malling Kent ME19 5DX
Applicant: Mr I E Hayward

1. Description:

- 1.1 A first floor extension is proposed to the existing bungalow to create a two storey dwelling with the addition of a porch. The proposal would raise the eaves from 2.5m to 4.2m with the ridge increased from 6.1m to 7.9m. The first floor would accommodate three bedrooms (one being below size requirements for a useable bedroom) and a bathroom with en-suite facilities to one of the bedrooms. The ground floor layout is proposed to be rearranged to provide a lounge/diner, kitchen and study. The proposed porch would accommodate a WC.
- 1.2 The existing conservatory is to remain on the rear elevation.

2. The Site:

- 2.1 The site lies within the built confines of Trottiscliffe and within the Kent Downs Area of Outstanding Natural Beauty (AONB) and a Special Landscape Area (SLA).
- 2.2 The property is located within a square development of eight dwellings laid out in three terraces. The properties are a mix of two storey houses and single storey bungalows.
- 2.3 The land directly north of the application site is designated as Metropolitan Green Belt.

3. Planning History:

TM/83/10056/OLD Application Withdrawn 12 November 1983
(TM/83/698)
Regulation 4 application by Tonbridge and Malling District Council for erection of 8 replacement dwelling units with ancillary car parking.

TM/84/10956/OLD Grant with conditions 23 May 1984
(TM/83/1208)
Eight replacement dwellings with access and parking.

TM/06/02224/FL

Refuse

12 September 2006

Front extension and new upper storey to change bungalow to house.

4. Consultees:

4.1 PC: Some Members of the Parish Council have concerns about the roof line as it is an integral part of the design of the group. They are also concerned about the view from the Downs and the impact on the Green Belt.

4.2 KCC (Highways): No objection.

4.3 Private Reps (5/0X/1R/0S + Article 8 Notice): One letter received objecting on the following grounds:

- Dramatic effect on the North Downs.
- The location of the bungalows within the original development was to not impair the natural beauty of the area.
- Green Lane is not suitable for lorries to deliver building materials.
- Effect on bridleway.
- Limited parking and storage space for building materials.
- Damage to road surface within the development.
- Only the applicant and his wife live at the property.
- Extra floor is out of place and upper balcony is out of character.
- Porch would also be out of character.

Any further representations received will be reported within the Supplementary Report.

5. Determining Issues:

5.1 The main determining issue within this case is whether the revised application has sufficiently addressed the reason for refusal of application TM/06/02224/FL, namely:

The proposal would, by virtue of the increased bulk, height and mass, result in harm to the streetscene and visual amenity, which in turn would not conserve the natural beauty of the Kent Downs Area of Outstanding Natural Beauty nor the

special landscape character of the Special Landscape Area. The proposal is therefore contrary to policies P3/5, P3/6, P4/11 and P4/12 of the Tonbridge and Malling Borough Local Plan 1998.

- 5.2 The revised scheme has been reduced in height by 0.5m which in turn has reduced the bulk and massing of the proposal to some extent. The eaves are now proposed to be just below the top of the first floor windows at 4.2m, the window heads being extended above the roof line to create small dormer-like features, which is in keeping with the adjoining dwellings.
- 5.3 The reduction in ridge height has produced a lower ridge height in comparison to the adjoining property and retained a set back in the properties, which was not the case in the previous submission. The layout of the existing terraces is staggered: although the ridge heights are the same they appear in perspective views to differ, due to the set back in the building line. The proposed 0.5m reduction in ridge results in a design which is more in keeping with the existing pattern of development and would not in my opinion detract from the character of the streetscene.
- 5.4 The proposed porch has a cat-slide roof and is central to the front elevation. The previous design was wider and deeper and had a pitched roof, which was not in keeping with the surrounding dwellings. The revised design of the porch is entirely in keeping with the immediate locality and would, in my opinion, enhance the overall design of the proposed scheme.
- 5.5 The fenestration on the front elevation is in keeping with the window detailing on the adjoining dwelling. The first floor fenestration proposed to the rear incorporates a full height window with fully opening double doors and a safety railing. Although no other property within the immediate area has a similar first floor window I do not consider the window would result in a detrimental impact on visual amenity or on the privacy of the adjoining occupants. In any event, the adjoining property could enlarge one of their existing windows to make a similar design to the proposed window under permitted development rights.
- 5.6 Although the ridge and eaves height could be reduced by a further 0.5m to further reduce the bulk and massing, the proposal does lie within the built confines where in strategic policy terms there is no limit to the permissible scale of an extension. I do not consider that the proposal could be considered to be over development of the site as the existing footprint is not increased and the overall height is lower than the adjoining dwellings. Accordingly, I consider the proposal to be acceptable in scale, form, size, height and massing in accordance with policies P4/11 and P4/12 of the Tonbridge and Malling Borough Local Plan 1998.
- 5.7 The reduced scale and height would reduce the impact of the proposal on the natural beauty and landscape character of the AONB and SLA to some extent. The proposal would be viewed against the existing two storey properties and accordingly, views from public rights of way within the North Downs would see the

proposal in the context of the cluster of terraces as a whole, which would not result in an undue impact to the natural beauty or special landscape character of the area in my opinion. Moreover, the southernmost end of terrace house on the eastern row has recently had approval, and constructed, a two storey side extension under TM/05/00058/FL, whilst already having a large rear conservatory (TM/99/01282/FL). The current proposal could not be considered to increase the scale, bulk, height and massing over and above what has been approved on No.8 under the same Local Plan policies. I therefore consider that the proposal would not result in a detrimental impact to the AONB or SLA as a result of its height, mass or bulk.

- 5.8 The KCC Highways Manager has raised no objection to the parking provision within the application site as two allocated spaces are shown.
- 5.9 Objections based on the impact on the locality whilst construction works are under way are not material considerations in this instance.

6. Recommendation:

- 6.1 **Grant Planning Permission** in accordance with the following submitted details: Certificate dated 31.10.2006, Design and Access Statement date stamped 22.11.2006, site plan and plans date stamped 10.11.2006 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. (Z013)

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990.

- 2 All materials used externally shall match those of the existing building. (D002)

Reason: To ensure that the development does not harm the character and appearance of the existing building or visual amenity of the locality.

- 3 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order), no windows or similar openings shall be constructed in the roof of the building without the prior written consent of the Local Planning Authority. (D014)

Reason: To enable the Local Planning Authority to regulate and control any such further development in the interests of amenity and privacy of adjoining property.

Informatives:

- 1 If the development hereby permitted involves the carrying out of building work or excavations along or close to a boundary with land owned by someone else, you are advised that, under the Party Wall, etc Act 1996, you may have a duty to give notice of your intentions to the adjoining owner before commencing this work. (Q055)
- 2 This permission does not purport to convey any legal right to undertake works or development on land outside the ownership of the applicant without the consent of the relevant landowners. (Q040)

Contact: Lucy Stainton