

Trottscliffe **564071 160131** **12 January 2007** **TM/07/00138/FL**
Downs

Proposal: Single storey rear extension
Location: 1 Cedar Cottages Taylors Lane Trottscliffe West Malling Kent
 ME19 5DS
Applicant: John Wickham

1. Description:

1.1 The original application plans have been amended, and those amended plans are subject to consultation.

2. The Site:

2.1 The application site is one of a pair of semi-detached cottages fronting Taylors Lane. The site is located within the confines of Trottscliffe, and in the Conservation Area and an Area of Outstanding Natural Beauty. It is located adjacent to a number of Listed Buildings. The application site sits approximately 600mm above the road level and level of the adjoining site to the southeast; The Oast House. The site is well screened along flank and rear boundaries by fencing and established hedges/landscaping, and although landscaped, the site is reasonably open when viewed from the road.

3. Planning History:

TM/00/01747/FL Grant With Conditions 14 September 2000

Creation of an off-street parking area.

TM/00/01752/CA Grant With Conditions 13 September 2000

Conservation Area Consent: Removal of 7.3 metre length of ragstone wall to allow for creation of off-street parking.

TM/03/00103/FL Grant With Conditions 20 February 2003

Erection of a summer house.

4. Consultees:

4.1 PC: Concern expressed on the original scheme. No comments yet received on amendments. Any comments received will be reported on in the supplementary report.

4.2 KCC (Highways): No objection.

4.3 Private Reps: (8/1X/0R/2S – on amended plans). Any further comments received will be reported on in the supplementary report.

5. Determining Issues:

5.1 The site is within the settlement confines where the principle of an extension is acceptable. The main issues are whether the proposal will unacceptably harm the amenities of neighbouring residential property, the street scene in general and the setting of the Conservation Area and adjoining Listed Buildings.

5.2 The key policies to consider in relation to the proposal are policies QL1 and QL6 of the KMSP 2006, and policies P4/4 and P4/12 of TMBLP. Policy QL1 outlines that the design of development should respond positively to the scale, layout, pattern and character of the local surroundings and not be detrimental to the built environment, amenity or character of settlements, while Policy QL6 sets out that the primary planning focus in Conservation Areas is to preserve or enhance their special character or appearance. TMBLP policies P4/4 and P4/12 essentially follow on from the KMSP policies by requiring consideration of scale, mass, form, layout, height, quality of design and materials and their impacts on adjacent buildings and the surrounding area, with particular regard to the preservation or enhancement of the character and appearance of Conservation Areas. Also relevant is TMBLP policy P4/1 which states that proposals which would adversely affect the setting of a Listed Building will not be permitted.

5.3 The design and siting of the proposal results in an extension that is recessive and secondary to the existing building. The proposed extension is set back behind the line of the existing dwelling by approximately 2.4m, with the bulk of the extension located a further 3.025m back. The roofline is pitched, with a gable to the street, echoing an existing roofline on the rear elevation of Cedar Cottages and dormer features on the front elevation. I consider that the height and bulk of the roofline is in keeping with the single storey scale of the extension, and that the design clearly and appropriately differentiates the extension from the original without adversely affecting the character and balance of the pair of cottages. The pitched rooflines and window to the street elevation provide visual interest to the street scene and match features of the existing dwelling without dominating the outlook from the street or adjoining properties. Accordingly, I consider that the proposal does not detract from the street scene or adversely affect the amenity of the Conservation Area.

5.4 The difference in levels between the application site and the adjoining site to the south east (The Oast House) is noted. However, it is considered that the 3.1m – 4.3m setback of the extension to the boundary and the compact, single storey, pitched roof design of the extension will not result in adverse visual dominance or outlook effects on the adjoining neighbours or on the setting of the listed building. The proposal will not unduly affect sunlight and daylight access to the ground floor kitchen and study windows on the north west elevation of the The Oast House.

5.5 I consider that the proposed extension is appropriate in its size/scale, bulk, height and siting in relation to the existing cottage and that it will not have an adverse effect on the character of the Conservation Area or the setting of the adjoining Listed Buildings.

6. Recommendation:

6.1 **Grant Planning Permission** in accordance with the following submitted details: Plan Photos (2 sheets) dated 12.01.2007, Plan 05091.01.100 dated 12.01.2007, Design Statement dated 12.01.2007, Elevations Proposed Front Elevation dated 28.03.2007, Letter dated 27.03.2007, Plan 05091.02.100 H dated 27.03.2007, subject to compliance with 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 pursuance of Section 91 of the Town and Country Planning Act 1990.

2. All materials used externally shall accord with the approved plans, unless otherwise agreed in writing by the Local Planning Authority.

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

Contact: Kathryn Stapleton