

Leybourne
West Malling And
Leybourne

569122 158373 4 May 2010

TM/10/01162/FL

Proposal: Two storey side extension
Location: 22 Barleycorn Leybourne West Malling Kent ME19 5PR
Applicant: Ms Nicky Whatling

1. Description:

- 1.1 The application consists of a part one/part two storey extension to the west side of the existing end of terrace dwelling. It will measure 4.5m wide by 8.1m deep at ground floor level and 4.5m wide by 7.1m deep at first floor level.
- 1.2 Due to the curvature of the side boundary the proposed extension is to be set back from the side boundary 0.6m at the front and 2.5m at the rear. The existing side boundary fence lies approximately 0.5m inside the side boundary.

2. Reason for reporting to Committee:

- 2.1 The application has received an objection from an officer of the Council (in their private capacity), and is therefore reported in Committee in the interests of transparency.

3. The Site:

- 3.1 The subject site is located on the eastern side of Barleycorn in Leybourne. It accommodates a two-storey end of terrace dwelling on a corner plot with a freestanding single garage and driveway located at the rear of the site.
- 3.2 The locality is characterised by mix of two-storey detached, semi-detached and terrace houses similar in general appearance.

4. Planning History:

TM/83/10890/FUL grant with conditions 19 August 1980

Phase 2 of Residential development.

5. Consultees:

- 5.1 PC: No comments received.
- 5.2 KCC (Highways): No comments received.

5.3 Private Reps: 13/0S/1R/0X. One letter received, objecting on the following grounds:

- The form, scale and appearance of the extension is inappropriate and out of character with the Barleycorn area.
- The proposal would provide an extension similar in size to a new dwelling which would unbalance the design and appearance of the whole terrace
- The proposal would be overbearing to the host dwelling and would harm the integrity of the original dwelling and two adjoining properties.
- The extension would encroach within the previously designated open amenity land for the dwelling.

6. Determining Issues:

- 6.1 Policy CP 24 of the TMBC requires all development proposals to be well designed and of a high quality. It also requires proposals to be designed to respect the site and its surroundings in terms of scale, layout, siting, character and appearance.
- 6.2 Saved Policy P4/12 of the TMBLP and Policy SQ1 of the MDEDPD both reflect the general intent of CP24 above but also require development to respect the residential amenities of neighbouring properties and to protect, conserve and enhance the local distinctiveness and interest of the area, respectively.
- 6.3 The subject dwelling is on a corner site that due to its proximity at the apex of a bend is currently set well back from the main Barleycorn thoroughfare running north-south. The extension therefore would not affect residential amenities.
- 6.4 The main issue relates to the impact of the proposed two-storey side extension on the street-scene and visual amenity of the area.
- 6.5 The side extension would almost double the size of the existing dwelling and be an exact doubling of the frontage width. The size of the extension, its two-storey scale and its very close proximity to the side boundary and highway (being 0.6m at the closest point) would cause a severe visual disruption to this part of Barleycorn. The built form and street alignment along this stretch of Barleycorn provides a degree of openness that adds to the visual amenity and character of the area. The bulk, scale and two-storey gable of the extension would appear particularly prominent and overly dominant in the street-scene. As a result the extension would be harmful to its setting and street-scene.
- 6.6 Members are advised that in dismissing an appeal in relation to a similar scheme at 1 Epsom Close, West Malling, the Inspector considered that a blank 2-storey gabled wall close to a footway can present a forbidding façade and impede views

along the street and fail to respect established spacious relationships. In my opinion, similar considerations apply to this case also.

- 6.7 The site currently provides parking for at least two vehicles including a single garage with open driveway area in front of it, located at the rear of the property. This is considered sufficient to cater for the needs of the occupants of the dwelling.
- 6.8 In light of the above, I consider that the proposed development does not adequately respect its setting, breaching relevant policies of the Development Plan and therefore the application is recommended for refusal.

7. Recommendation:

7.1 Refuse Planning Permission for the following reasons:

The proposed side extension, by reason of its size, bulk and proximity to the side boundary adjacent to the highway, would be unacceptably prominent in the street scene and detrimental to the established built form and visual amenities of the locality, and thereby contrary to Policy CP24 of the Tonbridge and Malling Borough Core Strategy 2007, saved policy P4/12 of the Tonbridge and Malling Borough Local Plan 1998 and Policy SQ1 of the Tonbridge and Malling Borough MDEDPD 2010.

Contact: Mark Fewster