

<b>Mereworth (Mereworth)</b> Hadlow, Mereworth And West Peckham	<b>566058 153834</b>	<b>(A) 23 May 2013 (B) 31 May 2013</b>	<b>(A)TM/13/01542/FL (B)TM/13/01635/LB</b>
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Proposal:	(A) Extension to existing garage block (B) Listed Building Application: Extension to existing garage block
Location:	The Malt House 115 The Street Mereworth Maidstone Kent ME18 5LU
Applicant:	Mr And Mrs John Self

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### **1. Description:**

1.1 The proposed rear extension to the existing garage building measures 11.84m in width and 6.4m in depth. The extension would be built externally from facing brickwork and the hipped, pitched roof would be clad with natural slate. The materials are stated as being to match those used on the existing building. The roof would have twin, hipped pitches with a central gutter separating them. The height of the garage would be the same as that of the existing garage building (4.6m).

### **2. Reason for reporting to Committee:**

2.1 At the request of Cllr Anderson, due to local concern over the extent of works to this property in recent years.

### **3. The Site:**

3.1 The site is located outside the settlement confines of Mereworth, within the Metropolitan Green Belt and the Mereworth Conservation Area. The site lies on the north side of The Street and adjoins the west side of Butchers Lane.

3.2 The site contains a Grade II Listed, early 19<sup>th</sup> Century house built from yellow stock brick work. The garage building the subject of this application is not Listed in its own right but because it is located within the curtilage of the principal Listed Building and predates 1<sup>st</sup> July 1948. The garage as it currently stands is the result of a conversion, permitted in 1970, of a two-storey structure, formerly a butcher's shop. It is of red stock brick construction and has a hipped, pitched roof clad with natural slate. It sits to the north of the house, abutting the boundary with Butchers Lane.

#### 4. Planning History:

MK/4/69/60                      grant with conditions                      24 April 1969

Extension to form kitchen and bedrooms, for M.J. Seys-Phillips Esq.

MK/4/70/177                      grant with conditions                      21 July 1970

Change of use from butchers shop to private garage for three cars.

MK/4/76/837                      grant with conditions                      3 September 1976

Porch.

TM/06/03370/LB              Approved                                      18 May 2007

Listed Building Application: Demolition of greenhouse, replacement two storey rear extension, single storey glazed link to Malt House, conversion of Malt House to ancillary residential use and replacement swimming pool building attached to Malt House and ancillary work

TM/06/03373/FL              Approved                                      24 May 2007

Demolition of greenhouse, replacement two storey rear extension, single storey glazed link to Malt House, conversion of Malt House to ancillary residential use and replacement swimming pool building attached to Malt House and ancillary work

TM/07/03715/FL              Refuse    30 June 2008

Landscape gardens, boundary walls, fences and gates, and garage alterations, extensions and outbuildings

TM/07/03736/LB              Approved                                      14 January 2008

Listed Building Application: Reopening bricked up door in east elevation of Malt House as fire exit from first floor accommodation plus balustrade to steps

TM/09/00989/FL              Approved                                      22 June 2009

Landscape gardens, boundary walls, fences and gates, garage extension/alterations and outbuildings (resubmission of TM/07/03715/FL)

TM/11/02855/FL      Approved      12 January 2012

Alterations to existing two storey building (part workshop part accommodation) and change of use to single dwellinghouse

TM/11/02856/LB      Approved      12 January 2012

Listed Building Application: Alterations to existing two storey building (part workshop, part living accommodation) and change of use to single dwellinghouse

TM/12/02356/FL      Refuse      16 October 2012

Conversion of office unit to a single family dwelling including rear extensions and provision of a detached garage

TM/13/01803/FL      Pending consideration

Dismantling of existing barn, and rebuilding it 1 metre further west, and using it as a two bedroom dwelling house

TM/13/01883/LB      Pending consideration

Listed Building Application: Dismantling of existing barn, and rebuilding it 1 metre further west, and using it as a two bedroom dwelling house

## **5. Consultees:**

- 5.1 PC: Concern at size of extensive footprint.
- 5.2 Private Reps (including Listed Building and Conservation Area site and press notices): 0X/0S/0R. No representations received.

## **6. Determining Issues:**

- 6.1 Current Government guidance concerning development within the Green Belt is contained within section 9 of the NPPF. It states at paragraph 79:

*“The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence”*

- 6.2 Paragraph 89 of the NPPF states that an extension of an existing building is an appropriate form of development in the Green Belt providing it would not result in a disproportionate addition when compared to the size of the original building. “Original building” is defined within the NPPF as being a building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

- 6.3 The NPPF also provides guidance on the relationship between development and the historic environments. Within section 12, at paragraph 131 it states:

*“In determining planning applications, local planning authorities should take account of:*

*the desirability of sustaining and enhancing the significance of heritage assets...”*

- 6.4 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that there is a general duty when carrying out any functions under the Planning Acts with respect to any buildings or other land in a Conservation Area, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 6.5 Policy CP14 of the TMBCS relates to development in the countryside and seeks to restrict this if the development does not fall into one of a number of specified categories. Although one of these categories includes the appropriate extension of an existing dwelling, there is no explicit reference to the construction or extension of domestic outbuildings.
- 6.6 Policy CP 24 of the TMBCS requires all developments to be well designed and of a high quality in terms of detailing and use of materials. Through scale, siting, character and appearance, proposals must be designed to respect the site and its wider surroundings.
- 6.7 Policy SQ 1 of the MDE DPD echoes policy CP 24 and requires new development to protect and conserve the character and local distinctiveness of the area in which it would be located.
- 6.8 The proposed extension, measuring 11.84m by 6.4m, would be a sizeable addition to the existing garage building which measures 13m by 5.6m. It would enable up to six cars to be accommodated within it instead of three as existing. However, the building has been designed with a dual pitched roof and, because of the lie of the surrounding land, would be “dug in” to the ground towards its northern end, both of which help to reduce the visual bulk of the proposed addition which would not appear as an overly domineering addition to the existing building. Moreover, as mentioned at paragraph 3.2 above, the building as it currently stands is the result of the conversion of a much taller building that took place during the 1970s. It is this taller building that must be taken as the “original” building for the purposes of assessing the current proposal against Green Belt policy. I do not believe that the extension now proposed would be disproportionate when judged in this context. On that basis I do not consider that this proposal would amount to inappropriate development in the Green Belt.

6.9 The context of the proposed development also has to be taken into account when considering the impact of a development upon the openness of the Green Belt. The main dwelling has been the subject of a replacement extension in the recent past and has now been physically linked to the Malt House. A replacement pool house and small extension to the existing garage have also been consented recently, although not implemented as yet. However, the site still contains a significant amount of what in Green Belt terms can be described as 'original' pre-1948 buildings including the original part of the principal dwelling house, the garage, the former malt house itself and the brick built two storey building located in front of the garage, on the boundary with Butchers Lane. In the context of the wider developed part of this site, the proposed extension would contribute only a very modest amount of additional built form. It would also sit as part of a consolidated group of buildings concentrated towards the south east corner of the large residential curtilage that makes up this site. For these reasons, the proposed garage extension is not considered to cause material harm to the openness of the Green Belt. It would also not undermine the purposes of including land within the Green Belt which are:

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

6.10 In light of the above, I consider the proposed extension to be acceptable in Green Belt terms and in terms of policy CP14.

6.11 With regard to the impact of the proposed extension upon the character and appearance of the garage as a curtilage Listed Building, the extension is of a scale that would not dominate this building. It has been designed to respect the character of the existing garage and matching materials would be used in its construction, including natural slate and red stock brickwork. The most notable features of the garage are its front elevation that contains four arched openings containing timber doors and the clock tower located centrally within its roof. These are features that date from the 1970's conversion. However, none of these features would be harmed or removed by the proposed extension. I am satisfied that the proposed addition would not harm the special architectural or historic interest of this curtilage Listed Building.

- 6.12 The addition to the garage would also arguably benefit the wider setting of the principal Listed Building within this site by enabling more of the applicant's cars to be parked within it rather than next to the principal Listed Building, which can detract from its setting.
- 6.13 In light of the appropriate scale, form and detailed design of the proposed extension, I am also satisfied that it would not detract from the character or appearance of the Mereworth Conservation Area.
- 6.14 The proposed development is considered, therefore, to be acceptable in terms of its impact upon the historic environment within the site and the wider locality.
- 6.15 The proposed development does not raise any residential amenity issues due to the location of the proposed extension, well away from the boundary with adjoining residential properties.
- 6.16 In light of the above, the proposed development is considered to be acceptable in planning terms and complies with current Government guidance concerning development within the Green Belt and that which affects heritage assets. For the reasons specified earlier in this report, the development is also considered to comply with policies CP 24 and SQ 1. Accordingly, I recommend that permission be granted.

**7. Recommendation:**

(A) TM/13/01542/FL:

**7.1 Grant Planning Permission** in accordance with the following submitted details:

Letter dated 23.05.2013, Design and Access Statement dated 23.05.2013, Location Plan 201 dated 23.05.2013, Block Plan 202 dated 23.05.2013, Existing Plans and Elevations 203 dated 23.05.2013, Proposed Plans and Elevations 204 dated 23.05.2013, subject to the following:

**Conditions/Reasons**

- 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 The garage shall not be used for any other purpose than the accommodation of private vehicles or for a purpose incidental to the enjoyment of the related dwellinghouse and no trade or business shall be carried on therefrom.

Reason: To safeguard the amenities and interests of the occupants of other property in this residential area.

(B) TM/13/01635/LB:

7.2 **Grant Listed Building Consent** in accordance with the following submitted details: Letter dated 31.05.2013, Design and Access Statement dated 31.05.2013, Site Layout 202 dated 31.05.2013, Existing Plans and Elevations 203 dated 31.05.2013, Proposed Plans and Elevations 204 dated 31.05.2013, subject to the following:

**Conditions / Reasons**

1. The development and works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

Reason: In pursuance of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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.

3. The standard of workmanship achieved in the carrying out of the development shall conform with the best building practice in accordance with the appropriate British Standard Code of Practice (or EU equivalent).

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

4. The external brickwork shall be constructed to show a bond to match the existing brickwork.

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

Contact: Matthew Broome