

**East Malling &
Larkfield**
East Malling

569761 157113

17.01.2006

TM/05/03518/FL

Proposal: Two storey rear extension, internal alterations and front porch
Location: 40 Upper Mill East Malling West Malling Kent ME19 6BF
Applicant: N West

1. Description:

- 1.1 This proposal is for a two storey rear extension and for the erection of a front porch. The proposal also includes full details of the refurbishment of this office building within the former Council Depot. These details have also been submitted pursuant to condition 3 of planning permission TM/01/3099/FL.
- 1.2 The proposed extensions and alterations will create a three bedroom dwelling with an upstairs bathroom. The design of the roof is to be altered to accommodate the two storey extension, by introducing a steeper pitch, with a greater element of a hipped roof. This alteration will increase the ridge height of the roof by 1.1m, creating an overall height of 7.6m. The existing chimney stack as part of these works will not be retained. The applicant also proposes to reduce the extent of the tile hanging to just first floor, with the ground floor section being finished in render.
- 1.3 Two parking spaces are proposed to be located immediately to the south and the ragstone walls to be restored, along with an additional ragstone wall behind the parking spaces.

2. The Site:

- 2.1 The application site lies within the redevelopment site of the former Council depot on the southern side of Mill Street. The application site lies within the Mill Street Conservation Area and this particular property lies between the millrace and Oasts. The majority of the housing development on the former Council Depot is occupied, whilst construction works are continuing on the frontage to Mill Street. The building is tile hung from ground level to eaves with a small flat roof extension to the rear. This extension is finished in brickwork. The building most recently has been used as a site office.

3. Planning History:

- 3.1 TM/01/03099/FL 27.06.2003
Residential development.

4. Consultees:

- 4.1 PC: The PC believes this is an original old building as “modernised” in the past by the former Rural District Council. The PC has always wished to see this dwelling retained but is concerned any alterations are carried out sympathetically. The extension should therefore be with matching materials but the Council are unsure about the window design. Would this house not originally have had small panes as shown on the existing elevation.
- 4.2 KCC (Highways): The proposals will not materially affect current bedroom numbers or parking provision. Any planting with pedestrian splay shown, created by the reduced wall height to be maintained no higher than 600mm. Therefore, I have no objections on this application.
- 4.3 Private Reps: 24/0X/0S/0R.
- 4.4 Press Notice: No response.
- 4.5 East Malling Conservation Group: **Roof:** The drawing states concrete tiles and the latter clay tiles. The existing clay plain tiles should be retained or replaced with a suitable tile. The design and colour of tiles used for the opposite affordable houses would be acceptable.
- 4.5.1 **Tile Hanging:** The change to reducing the coverage to the first floor only would be acceptable as it does not detract from the property.
- 4.5.2 **Chimney Stack:** The current building has a stack, which has been removed as part of the redesign of the roof. The adjoining affordable properties have chimney stacks which are feature of the area. Therefore, the stack must be replaced to the correct design and relationship to the new roof. We are not concerned if it is fully operational but its aesthetics are important to its exterior.
- 4.5.3 **Windows:** The current property has conventional timber 6 over 6 pane sash windows to the front and casements to the rear. The drawing states upvc sash style with only two panes, the letter goes into many details on safety, changing the opening method and reducing their height. We can only assume that they propose off the shelf UPVC mock sash windows. The proposal is totally unacceptable in a Conservation Area, bearing in mind the lengthy debate on the style of window on the Depot site. The fuller height, materials and design of the current windows to the front and side must be retained, as they are a significant element of the character of the property. If there are safety concerns with the low sill on the first floor windows, the lower sash could be fixed, small pane casement windows would be acceptable to the rear. All windows could be double glazed but this must not be obvious when viewed from the road.
- 4.5.4 **Off Road car parking:** The use of tegular cobbles is acceptable for the hard standing for two cars.

4.5.5 Boundary Treatment: We are encouraged by the details included in the proposal but would like to add the following: The rebuild of the wall that will terminate at the road should be red brick pier correctly keyed to the ragstone and be topped with a suitable cap. We would encourage the use of red saddle brick to top the ragstone walls, but we do recognise that the new and rebuilt sections of the walls are not the majority and therefore reluctantly feel that we must accept bricks on edge.

4.5.6 Conclusion: We are fully aware that this building is not listed, but it is in the Mill Street Conservation Area and its exterior plays its own part in the streetscene and history of the area. We would support this application if our recommendations are accepted in full.

5. Determining Issues:

- 5.1 The main issues to be considered are whether the proposal will harm the character of the Conservation Area and whether the proposal will harm the residential amenity of nearby dwellings.
- 5.2 The principle of the residential conversion of this site office was established under the original planning permission TM/01/3099/FL for the residential redevelopment of the Council Depot. Condition 3 of this planning permission required full details of the refurbishment of the site office to be submitted and approved. Whilst this application is for the two storey extension, it includes details of the alterations and refurbishments proposed, as required by the condition.
- 5.3 Policy P4/4 of the TMBLP 1998 will not permit development which would prejudice the overall character and integrity of the Conservation Area. Proposals should preserve or enhance the character or appearance of the area.
- 5.4 The existing building is a two storey L-shaped structure with a single storey flat roof extension. It is unclear whether the two storey rear section is original or a latter addition. The flat roof extension is finished externally in brickwork with an asphalt roof. The two storey element is finished externally with tile hanging from eaves to the ground level, which is an unusual arrangement. The roof is finished with plain clay tiles.
- 5.5 The proposed two storey extension will involve the demolition of a rather unattractive single storey flat roof extension. The bulk, scale and massing of the proposed extension does not harm the character or appearance of the building and to some extent balances the property. The roof has been altered to accommodate the extension and provide a single roof form, than three. The pitch of the roof is slightly increased, which combined with the other alterations raises the height of the building by 1.1m to 7.6m above ground level. These changes do not harm the character of the building or the integrity of the Conservation Area.

- 5.6 The applicant is proposing to remove the ground floor hanging tiles and replace with render to create a more traditional first floor tile hanging arrangement. Such works will enhance the appearance of the building. In terms of roof tiles, there is a difference between the proposed materials on the plans and on the supporting letter. The roof the building is currently covered in plain clay tiles and this would be most appropriate finish in this Conservation Area with the new roof design. Therefore, this matter should be covered by condition, to clarify the final roof finish.
- 5.7 The existing front and south side windows are timber framed multi pane sash windows, whilst the rear windows are fitted with timber casement windows. There are no windows in the north elevation facing towards the Oasts. The applicant is proposing to use upvc sash windows throughout without the multi panes. The applicant's supporting letter also discusses raising the bottom sill of the first floor windows, as the sills are only 0.6m above floor level within these bedrooms. I share the Conservation Group's reservations over the design and use of materials for these windows. The replacement of the multi plane timber framed sash windows with upvc sash windows would detract from the character of this building and the Conservation Area. However, this is a matter of detail, which can be controlled by condition, where details of window joinery to be submitted and approved at a latter date. I will also attach an informative suggesting the appropriate type of window design and material.
- 5.8 I note the Conservation Group's request that the chimney stack be retained as part of the alterations to the building rather than being demolished. The buildings immediately surrounding of the office building, such as the Oasts, the Mill Building, Mill Court and the majority of the new terraced properties directly opposite do not have chimneys. I do not consider that this chimney is so visually important that it should be retained. It should also be remembered that the demolition of a part of a building in a conservation area, such as a chimney stack no longer requires conservation area consent, no matter how important that part is to the character of the building and of the conservation area. Therefore, the removal of the chimney stack would be classed as permitted development.
- 5.9 In highway terms, the proposal provides two parking spaces to meet the maximum parking highway requirements for a three bedroom property. The proposal introduces a ragstone in close proximity to the public highway, however, this lowered section of ragstone wall, not exceeding 0.6m high, which the KCC Highways find acceptable.
- 5.10 The principle of the conversion of this site office to a residential property has already been established under the planning permission (TM/01/3099) for the redevelopment of the Council Depot. The residential use of the existing building will not result in the loss of any privacy, sunlight or background daylight to neighbouring properties. The proposed two storey extension is sited on the rear elevation facing towards the Mill building, which itself has detailed planning permission for residential use. The physical relationship between the Mill building

and Site Office is less than 15m apart. The applicant is proposing two windows at first floor in the rear elevation, which would potentially result in loss of privacy and overlooking. However, these windows serve bathrooms and are to be fitted with obscure glazing, which can be controlled by condition.

5.11 In light of the above considerations, I am satisfied that the proposal will preserve the character and integrity of the Conservation Area and will not harm the residential amenity of nearby properties.

6. Recommendation:

6.1 **Grant Planning Permission** as detailed in letter dated the 6 January 2006 and by drawings 03/11/05 sheet 1, 03/11/05 sheet 2 received on the 17 January 2006 site plan received on the 17 November 2005 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 pursuance of Section 91 of the Town and Country Planning Act 1990.

2 No development shall take place until details and samples of materials to be used externally have been submitted to and approved by the Local Planning Authority, and the development shall be carried out in accordance with the approved details.

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

3 The use shall not be commenced, nor the premises occupied, until the area shown on the submitted layout as vehicle parking space has been provided, surfaced and drained. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order) shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved parking space.

Reason: Development without provision of adequate accommodation for the parking or garaging of vehicles is likely to lead to hazardous on-street parking.

4 The first floor windows on the two storey extension on the north west elevation shall be fitted with obscured glass and, apart from any top-hung light shall be non-opening. This work shall be effected before the room is occupied and shall be retained thereafter.

Reason: To minimise the effect of overlooking onto adjoining property.*

- 5 No development shall take place until details of new and restored ragstone walls have been submitted to and approved by the Local Planning Authority, and the work shall be carried out in strict accordance with those details.

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

- 6 No development shall take place until details of window design and joinery to be used have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

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

- 7 The access shall not be used until vision splays of 2m x 2m x 45° between the driveway and the back of the footway have been provided. The area of land within these vision splays shall be reduced in level as necessary and cleared of any obstruction exceeding a height of 0.6m above the level of the nearest part of the carriageway. The vision splays so created shall be retained at all times thereafter.

Reason: In the interests of highway safety.

Informatives:

- 1 With regard to works within the limits of the highway, the applicant is asked to consult The Highway Manager, Kent Highways, Joynes House, New Road, Gravesend, Kent, DA11 0AT. Tel: 08458 247 800.
- 2 No surface water shall run off the application site into the public highway.
- 3 The details pursuant to condition 6 shall show timber windows, with multi panes designed to conservation standards. Advice can be obtained from the case officer.
- 4 The details submitted pursuant to condition 2 must be of a high quality and clearly this will be required.

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