
Aylesford Blue Bell Hill And Walderslade	574505 161116	18.08.2006	TM/06/02651/FL
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Proposal:	Increase height of roof to create habitable room and rear extension for swimming pool
Location:	The Venture 18 Collingwood Road Aylesford Kent ME20 7ES
Applicant:	Mr And Mrs Holt

1. Description:

1.1 This proposal is for the erection of a series of pitched roofs over existing flat-roofed extensions, increasing the height of the existing pitched roof over the main living accommodation to provide an additional bedroom within the loft space and for the erection of a covered swimming pool attached to the rear of the dwellinghouse. The proposal also incorporates a small infill extension to the rear. The swimming pool extension will be 13m by 8m to a height of 4.8m and will be dug into the rising ground levels to the northeastern corner of the site. In terms raising the height of the roof over the main accommodation, the increase in height will be 2.4m. The design of the new roof incorporates balconies on the front (southwest) and side (northwest) elevations.

2. The Site:

2.1 The application lies within the AONB, SLA, a rural area and within the Kits Coty policy area of the TMBLP 1998. The site lies on the northern side of Collingwood Road and is very well screened by a mature hedgerow. The land within the site rises considerably to the north, i.e. the rear garden, which has resulted in the existing dwelling being constructed over three different levels. The lower element is a flat roofed double garage with a roofed terrace, then a flat-roofed living room and finally rises up to the main accommodation, which has a shallow pitched roof, as well as a small flat roof extension and a front porch. The property sits within a large plot of some 0.3 hectares (1 acre) and has mature tree and hedgerow boundaries on all sides. The property is bounded by residential properties.

2.2 The following policies are relevant to this proposal: P3/5, P3/6, P4/12, P6/6 & P6/10 of the Tonbridge and Malling Borough Local Plan 1998. HP5 of the Kent and Medway Structure Plan 2006.

3. Planning History:

3.1 MK/66/10408/OLD Approved 13.07.1966
Extension to dwelling and garage.

3.2 TM/80/10890/FUL Approved 12.03.1980
Reconstruction with brickwork of timber framed section of existing dwelling.

4. Consultees:

- 4.1 PC: Objection. This is an overdevelopment of the original dwelling.
- 4.2 KCC (Highways): The proposals create a fourth bedroom, which could require the provision of a further parking space, whilst other parts of the proposal raise no highway issues. The plans show no changes to the existing garage and driveway, which can accommodate additional cars to meet current requirements. Therefore, I raise no objections.
- 4.3 Private Reps: 10/0S/0X/2R. Two letters received objecting on the following grounds:
- Loss of privacy;
 - The boundary trees are not in the applicant's control;
 - Flank windows will result in light pollution;
 - Two storey extension is not in keeping with the existing building;
 - Scheme is not sympathetic to the AONB;
 - Noise pollution from use of swimming pool.
- 4.4 A8 Site Notice: No response.

5. Determining Issues:

- 5.1 The main issues to be considered are whether the proposal represents an appropriate form of development in a rural area, whether it is visually acceptable and whether it harms the residential amenity of nearby dwellings.
- 5.2 The site lies within the Kits Coty policy area on the Proposals Map and is subject to policy P6/6 of the TMBLP 1998. This policy allows for extensions to dwellings which were classified as a residential dwelling on the 1 October 1976. The Venture was identified as a residential dwelling in 1976 and the extent of works involves extensions and as such meets this policy requirement.
- 5.3 The site also lies within a rural area and is subject to policies HP5 of the KMSP 2006 and P6/10 of the TMBLP 1998. These policies set out criteria for assessing the appropriateness of extensions to dwellings in rural areas. Policy HP5 allows for modest extensions. While P6/10 is more detailed, it allows for extensions where the scale, bulk, size, massing, location and detailed design of any development results in no adverse impact on the character of the site, its setting, the wider rural landscape or rural amenity or residential amenity.

- 5.4 It is acknowledged that the extent of the additions is significant in terms of the increase in footprint as it is close to doubling that of the original dwelling, principally through the inclusion of the swimming pool. However, the majority of the works will improve the general appearance of the dwelling, which appears rather ad-doc, with a mix of levels and roof styles. The proposed introduction of pitched roofs over the front two elements (garage and living room) of the dwelling will significantly enhance the appearance of the dwelling and the rural locality. The proposed introduction of first floor accommodation within the roof space is entirely in keeping with the surrounding properties, as a number of the neighbouring properties in the past few years have changed from bungalows to chalet bungalows. The increased height of the property will not be visually intrusive in this location, as this is on the rear element of the building and it will be barely visible from public vantage points or from the wider rural landscape.
- 5.5 The proposed swimming pool is to be sited to the rear of the existing dwelling and built towards the northeast corner of the site. The site also rises towards this corner resulting in the building being dug into the existing ground levels by 0.8m, which helps to lessen the impact of the development to the north and east. The swimming pool is a single storey structure with hipped roof and will be set back some 33m from Collingwood Road. The existing front boundary treatment is a very mature hedgerow, with a number of mature standard trees, which considerably limit the visual impact of the proposed swimming pool.
- 5.6 In terms of the overall impact of the extensions and swimming pool, the PC considers that the proposal represents overdevelopment of the original dwelling. However, the plot is more than capable of accommodating the extensions without any significant harm to the character of the site. I acknowledge that the extent of the extensions is at the upper limit of what would reasonably be classed as a modest extension under policy HP5 of the KMSP, however, the impact of the development as tested by policy P6/10 of the TMBLP 1998 will not be significant nor result in any adverse impact on the character of the site, its setting, the wider rural landscape or rural amenity.
- 5.7 The proposed extensions to this residential property will not detrimentally affect the landscape character of the AONB or the SLA.
- 5.8 Local residents have raised concerns over the loss of privacy through the inclusion of first floor windows in the extended dwelling. Whilst policy annex PA4/12 advocates a minimum distance of 21m between first floor windows, regard must also be had to more recent advice contained in the Kent Design Guide. The current guidance within Kent Design no longer prescribes specific privacy distances between properties. However, the distance between the windows and the objector at 68 Collingwood Road is 49m, whilst the nearest neighbour to the proposed first floor windows is 11 Russell Road which lies some 35m to the north. These distances are more than adequate and will ensure that the proposal will not result in the loss of privacy to neighbouring properties.

- 5.9 In highway terms, the proposal increases the number of bedrooms to four and under the Kent & Medway Vehicle Parking Standards 2006, three parking spaces would be required. The existing garage and driveway are more than capable of accommodating this parking requirement. Members will also recall that the roads within the Kits Coty estate are private. Therefore, the proposal will not constitute a highway hazard.
- 5.10 I note local residents' concerns over the noise pollution from the use of the swimming pool, however, this is an enclosed swimming pool serving a domestic dwelling and will not unduly harm the residential amenity of the adjoining properties. Members will also be aware that the applicant could construct an open air swimming pool without the need for a planning application, where the noise disturbance could be greater. Notwithstanding this, a condition can be imposed to ensure that swimming pool is only used in connection with the main dwelling and not as a separate use or business.
- 5.11 Light pollution from the proposed extensions has been raised by a local resident and whilst it is not normal practice to restrict light pollution from domestic dwellings, given the site lies within an AONB and the extent of windows proposed for the swimming pool, I consider it appropriate to impose a condition requiring details of anti glare measures to reduce light pollution from the swimming pool element of the proposals.
- 5.12 A local resident does make reference to the boundary trees not being in the applicants' control along the southeast boundary. Whilst this is partly correct, as a number of trees stand in neighbouring gardens, there are still a number of trees, bushes and hedges which lie within the control of the applicant. No trees are proposed to be removed as part of the proposal.
- 5.13 In light of the above considerations, I am satisfied that the extent of the additions will not unduly harm the visual amenity of the locality, the wider landscape or the residential amenity of the neighbouring properties, therefore, I support this proposal.

6. Recommendation:

- 6.1 **Grant Planning Permission** as letter dated the 09.08.2006, Design & Access Statement dated 18.08.2006 and by plans received on the 11.08.2006 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.

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.

- 3 The swimming pool shall be used only for purposes incidental to the enjoyment of the related dwellinghouse and no trade or business shall be carried out therefrom.

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

- 4 Prior to the construction of the swimming pool hereby approved commencing, details of anti-glare measures to avoid light pollution from the windows of the swimming pool shall be submitted to and approved in writing by the Local Planning Authority. Such details as are agreed shall be installed before the swimming pool is first brought into use and maintained at all times thereafter.

Reason: In the interests of the visual amenities of the area.

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