

Aylesford **575650 162120** **31 January 2007** **TM/07/00244/FL**
Blue Bell Hill And
Walderslade

Proposal: First floor rear extension and wind turbine
Location: 1 Woodbury Road Chatham Kent ME5 9HS
Applicant: Mr J. Zerafa

1. Description:

1.1 This full application proposes an extension to the rear above an existing lean-to addition with a pole mounted wind turbine attached to the gable end of the new roof. The wind turbine has a diameter of approximately 2m and its highest point would be approximately 1.5m above the existing ridge height of the house. The first floor extension has the same dimensions as the existing ground floor addition, 1.5m deep and 3m wide. The extension is indicated on the submitted drawings as increasing the size of an existing bedroom rather than creating any additional rooms.

2. The Site:

2.1 The application site is a detached two storey dwelling located at the corner of Woodbury Road and Tunbury Avenue. The application site itself slopes gently to the east and so occupies a slightly elevated position above Tunbury Drive to the east. The property has been extended on a number of occasions, the last approved in 2004. The rear of the property is visible from Tunbury Avenue to the south and east. There are a number of trees on the highway verge to the south that provide an element of screening, with trees to the front of the site along Woodbury Road being taller than the ridge of the existing.

3. Planning History:

TM/89/10564/FUL grant with conditions 1 December 1989

Chimney to side.

TM/89/10784/FUL grant with conditions 2 October 1989

First floor pitched roof extension to side.

TM/89/11111/FUL grant with conditions 6 January 1989

New bedroom over existing garage.

TM/89/12007/FUL grant with conditions 8 June 1989

Retention of ornamental wishing well in front garden.

TM/90/10994/FUL Grant 6 February 1990

Retrospective application for erection of satellite dish.

TM/90/11255/FUL grant with conditions 11 January 1990

New access drive from concrete standing to Woodbury Road.

TM/99/00573/TPOC Grant With Conditions 2 June 1999

lob silver birch tree at rear of property by one third (T.P.O. 12.2.18)

TM/02/02533/TPOC Grant With Conditions 15 October 2002

Remove Oak; stump grind old stump and trim back over hanging branches (T.P.O. 12.02.18)

TM/04/03508/FL Grant With Conditions 22 November 2004

Conservatory and utility room extension

TM/05/03039/TPOC Grant With Conditions 8 November 2005

Removal of Silver Birch tree at rear of property (T.P.O. 12-02-18)

4. Consultees:

- 4.1 PC: No objection to extension. Strong objection to wind turbine – all the houses in this area were designed with no protuberances above roof level (roof top aerials are not allowed). The proposed turbine would be detrimental to the street scene. The noise from the turbine could well cause a nuisance to neighbours.
- 4.2 DHH: Satisfied that the noise emissions from the specific wind turbine indicated will not cause detriment to aural amenity and do not wish to object to application. This conclusion would not apply to noise emissions from some other domestic wind turbines. To safeguard the situation it is recommended that any recommendation for approval be subject to a condition restricting the type of wind turbine to that applied for or one with no greater noise emission characteristics.
- 4.3 Private Reps: 11/0X/0R/0S: None received.

5. Determining Issues:

- 5.1 The site is within the built confines of Walderslade and as such there are no objections in principle to development subject to compliance with relevant policies in the TMBLP.

- 5.2 Policy P4/12 of the TMBLP and its associated annexe set out the general criteria for considering proposals for residential extensions. The extension proposed is small in relation to the size of the existing house and given its siting would not result in a loss of light to the neighbouring dwellings. A window is proposed on the rear elevation of the extension but this would not result in any overlooking or loss of privacy to the surroundings.
- 5.3 With regard to the proposed wind turbine, guidance on such developments is contained within Planning Policy Statement 22: Renewable Energy. This guidance states that the Government has set a target to generate 10% of UK electricity from renewable energy sources by 2010. Paragraph 18 of PPS22 states that LPAs should specifically encourage, through positively expressed policies in local development documents, the use of small scale renewable energy schemes utilising technologies such as solar panels, Biomass heating, small scale wind turbines, photovoltaic cells and combined heat and power schemes that can be incorporated into both new developments and some existing buildings. This is also reflected in the underlying principles embodied in the recently published draft supplement to PPS1 – Planning and Climate Change.
- 5.4 Local Plan policy on renewable energy is contained in Policy CP1 of the LDF: Core Strategy 2006. This document has been approved by Members for Development Control purposes and therefore has to be given due regard when considering development proposals. Policy CP1 sets out the principles for developing a high quality sustainable environment. One of the ways it states of achieving this is to minimise the use of scarce resources and energy and the inclusion, where appropriate, of renewable energy technologies.
- 5.5 The wind turbine has been objected to by the PC on the grounds that there should be no protuberances above roof level, the turbine would be detrimental to the street scene and that noise could well cause a nuisance to neighbours.
- 5.6 The wind turbine would not be detrimental to the character of the street scene. The structure would be mounted on a lightweight pole and features five blades within a hoop. The installation would be higher than the existing ridge but similar to the height of the surrounding trees. Historically permission has been granted for television aerials of a similar height and these protuberances do not have an adverse impact on the street scene.
- 5.7 The proposed wind turbine should not result in a noise nuisance to the occupiers of the surrounding residential properties provided DHH advice is met. The specific turbine indicated is considered by DHH to not have a detrimental impact on the surrounding properties due to its low noise emissions. Given the fact the acceptability of the turbine is based on its noise emissions any approval should have a condition attached to ensure the type of wind turbine used is of a suitable specification.

5.8 The proposed development is in accordance with planning policy and is therefore considered to be acceptable.

6. Recommendation:

6.1 **Grant Planning Permission** as detailed in Letter dated 31.01.2007, Drawing dated 31.01.2007, Photographs dated 23.01.2007, Details dated 23.01.2007, Details dated 23.01.2007, Floor Plans And Elevations dated 23.01.2007

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 All materials used externally shall match those of the existing building.

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 wind turbine shall accord wholly with the approved plans and details and shall not be amended or altered in any way, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the aural environment of nearby dwellings.

Contact: Robin Gilbert