
Report of 20 December 2007

Wouldham **571260 163779** **22 November 2007** **TM/07/03685/FL**
Burham Eccles
Wouldham

Proposal: Demolition of side extension and erection of new two storey house with off street car parking
Location: 7 High Street Wouldham Rochester Kent ME1 3XD
Applicant: Mr P Orchard

1. Description:

- 1.1 This proposal is for the demolition of an existing single storey flat roof extension and a side porch and for the erection of a new dwelling attached to the end of a terrace block. The proposed dwelling will provide three bedrooms and be constructed in a very similar style as the existing terrace, including the introduction of a gabled front elevation to match up with the other end of this block of terraced properties.
- 1.2 The proposal will be served by two parking spaces provided off the existing vehicular access onto the High Street. The existing property will be served by formalising two parking spaces in the rear garden. A new pedestrian entrance will be created for the existing dwelling by removing a small section of wall with railings on top fronting onto the High Street.
- 1.3 The application is accompanied by a planning statement, design and access statement and an assessment of noise, all of which are available for Members inspection prior to the Committee meeting.
- 1.4 The application site area is 0.046 hectares (including the existing dwelling) which gives a density of 43 dwellings per hectare.
- 1.5 The application is being reported to Committee following a request from Cllr Dalton.

2. The Site:

- 2.1 The application site lies within the rural settlement confines of Wouldham and just outside the River Medway floodplain. The site lies on the western side of the High Street, opposite the Medway Inn Public House and close to the junction with Hall Road. The property is a Victorian end of terrace house and has a small single storey side and rear extensions. The existing house is served by a parking space directing from the High Street, whilst also benefiting from an access to an occasionally used parking area to the rear of the property. This rear access also serves the remaining terrace properties, all of which have rear parking spaces.

The site lies below the street level and to the south stands a terrace of 2.5 storey modern dwellings. This is a particularly wide plot compared to the surrounding Victorian properties.

3. Planning History:

3.1 None relevant.

4. Consultees:

4.1 PC: The applicant refers to Policy P6/1 of the TMBLP 1998 and this identifies areas where this might apply. However, Wouldham is not, to the best of our knowledge, one of these areas. The PC has concerns about the proximity of the front door, dining room window and downstairs WC window to the communal alleyway that serves the rear of the neighbouring properties, which is also the Village Hall fire exit. The PC feels that rather than enhancing the area, the proposed extension to an existing terrace would remove its individuality for no good reason.

4.1.1 The PC view is that the noise assessment is invalid since the Medway Inn have the doors open during the summer months and activity goes on past 11pm.

4.2 KCC (Highways): Parking requirements for both two and three bedroom houses are the same, being up to 2 spaces. In this location I would expect to see the full provision. Although a parking space is shown on the frontage for the new house, no replacement parking is indicated for the existing house. The description in the statement does suggest additional informal parking can be provided to the rear via a private access, but this should be identified. In principle, I raise no objections subject to a suitable parking plan being provided.

4.3 DHH: No objection. I concur with the conclusion of the applicant's noise consultant that no specific noise mitigation measures will be required to safeguard the aural amenity of the residents of the proposed dwelling. I understand that particular concern has been raised with regard to the proximity of the Medway Inn Public House to the proposed dwelling and the potential for noise disturbance to be caused to future residents. I have no current complaint of noise disturbance from the Medway Inn and note that existing houses in the High Street and Hall Road are situated at a similar distance from the pub as the proposed dwelling. Therefore, I would not expect the residents of the proposed dwelling to be more exposed to pub noise than the residents of existing dwellings in the locality.

4.4 EA: The site is located near an area which is known for flooding. However due to the nature and scale of the proposal, the Agency has no objection on flood grounds.

4.5 Private Reps: 20/0X/0S/1R. One letter received objecting on the following grounds:

- Proposal will unbalance the terrace block;
- Additional off road parking at the front is not in keeping;
- Modifications to the front with involve partial removal of wall and railings;
- Loss of light to neighbouring properties caused by raising the height of the proposed parking spaces.

4.6 A8 Site Notice: No response.

5. Determining Issues:

5.1 The main issues to be considered are whether the proposal will detract from the visual amenity of the locality, whether it harms the residential amenity of nearby dwellings and whether the proposal will constitute a highway hazard.

5.2 The site lies within the rural settlement confines of Wouldham, where minor residential development is deemed acceptable under policy CP13 of the Tonbridge and Malling Borough Core Strategy 2007 and HP5 of the Kent & Medway Structure Plan 2006. Government advice in PPS3: Housing also lends support to this form of development. Therefore, the principle of residential development on this site is acceptable.

5.3 The PC's and applicant's comments on Policy P6/1 of the TMBLP 1998 no longer apply, as this policy has been superseded by CP13 of the TMBCS 2007 as detailed above.

5.4 The proposal will be constructed from matching external finishes, utilising matching fenestration and constructed to the same style and height as the existing terrace block. The proposed scheme also introduces a gabled front elevation to match the one at the other end of the terrace block at No.13 High Street. The proposed dwelling is slightly wider than the others in the terrace, but given the inclusion of the gabled front elevation, it does not unbalance the terrace. A gap of 1.2m is maintained to the boundary with side access road and the pattern of development is entirely inkeeping with the surrounding properties. Therefore, the proposal will not detract from the visual amenity of the locality.

5.5 Concern has been raised that the creation of two parking spaces will detract from the visual amenity of the locality, however, there is already a concrete hardstanding area with shingle edging in front of the property, which is used for vehicular parking. The proposal only seeks to widen it by 0.1m, which is negligible. Concern was also raised that the part of the frontage wall with railings

on top is to be demolished. However, the creation of a new pedestrian access for the existing dwelling does not require planning approval and therefore this matter is not a material consideration.

- 5.6 The proposal will not result in the loss of any sunlight or background light to any neighbouring properties as there is more than sufficient space between the proposed dwelling and No.2 Hall Road or No.9 High Street. The local resident at No. 9 High Street is concerned that the front parking area will result in loss of light to their property as the parking spaces would be raised up. However, the proposal is not proposing a front parking area for the existing dwelling No. 7 High Street. In terms of the front parking area for the new dwelling, it is just utilising an existing parking area and there will be no change in circumstances. Therefore, there will be no loss of light to No.9 High Street.
- 5.7 The proposal does include a number of first floor windows in the flank elevation facing towards No. 2 Hall Road. However, these will serve a bathroom, the landing and a corridor. Potentially these windows could overlook a first floor rear balcony area at No.2 Hall Road. Therefore, given the type of rooms the windows are serving, I consider it appropriate to require these windows to be obscure glazed apart from any top hung light to ensure the privacy of the neighbouring property is protected.
- 5.8 In highway terms, KCC Highways do not raise any objections to the creation of a dwelling in this location or the impact of its associated limited traffic movements. The applicant has now submitted amended parking plans to show the provision of two parking spaces to serve the proposed new dwelling from the existing vehicular access from the High Street. Whilst the existing property will be served by two parking spaces in the rear garden, which are accessed by a service road. The proposed development now accords with the maximum parking requirements as set required by the KVPS.
- 5.9 I note the concerns of the PC in relation of the potential impact of road traffic disturbance and noise outbreak from the adjacent public house. The applicant has submitted acoustic assessments which indicate acceptable noise levels without the need for noise mitigation measures. The DHH considers the acoustic assessment to be satisfactory and that the aural amenity of the future residents will be acceptable and in accordance with the saved policy P3/17 of the TMBLP 1998.
- 5.10 In light of the above considerations, I am satisfied that the proposal will not detract from the visual amenity of the locality, will not harm the residential amenity of the locality and will not constitute a highway hazard, therefore I support this proposal.

6. Recommendation:

6.1 **Grant Planning Permission** in accordance with the following submitted details: Letter dated 09.10.2007, Report dated 09.10.2007, Design and Access Statement dated 17.10.2007, Site Plan 657/LOC dated 09.10.2007, Location Plan 657/1 dated 09.10.2007, Drawing 657/2 dated 09.10.2007, Drawing 657/3 dated 09.10.2007, Floor Plan 657/4 dated 09.10.2007, Floor Plan 657/5 dated 09.10.2007, Elevations 657/6 dated 09.10.2007, Elevations 657/7 dated 09.10.2007, Elevations 657/8 dated 09.10.2007, Floor Plan 657/11 dated 09.10.2007, Floor Plan 657/12 dated 09.10.2007, Drawing 657/13 dated 09.10.2007, Elevations 657/14 dated 09.10.2007, Elevations 657/15 dated 09.10.2007, Elevations 657/16 dated 09.10.2007, Site Plan 657/9A dated 22.11.2007, Acoustic Assessment 071003/1 dated 12.11.2007, Site Plan 657/10A dated 22.11.2007 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. (Z013)

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 all 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. (D001)

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. (P004)

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

- 4 No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping and boundary treatment. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season following occupation of the buildings or the completion of the development, whichever is the earlier. Any trees or shrubs removed, dying, being seriously damaged or diseased within 10 years of planting shall be replaced in the next planting season with trees or shrubs of

similar size and species, unless the Authority gives written consent to any variation. Any boundary fences or walls or similar structures as may be approved shall be erected before first occupation of the building to which they relate. (L003)

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality.

- 5 No development shall commence until details of a scheme for the storage and screening of refuse has been submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented before the development is occupied and shall be retained at all times thereafter. (R004)

Reason: To facilitate the collection of refuse and preserve visual amenity.

- 6 No development shall commence until details of the surface water and foul drainage have been submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented before the development is occupied and shall be retained thereafter.

Reason: In the interests of pollution prevention.

- 7 No development shall commence until details of the slab levels have been submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented before the development is occupied and shall be retained thereafter.

Reason: In the interests of the visual amenity of the locality.

- 8 The first floor windows on the south 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. (R003)*

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

Informatives:

- 1 To reduce the severity of domestic property fires and the number of injuries resulting the Fire Officer recommends that consideration should be given to the installation of a sprinkler system in all new properties. (Q053)
- 2 The proposed development is within a road which has a formal street numbering scheme and it will be necessary for the Council to allocate number(s) to the new property/ies. To discuss the allocation of numbers you are asked to write to the Chief Solicitor, Tonbridge and Malling Borough Council, Gibson Building, Gibson Drive, Kings Hill, West Malling, Kent, ME19 4LZ or telephone Trevor Bowen,

Principal Legal Officer, on 01732 876039. To avoid difficulties, you are advised to do this as soon as possible and, in any event, not less than one month before the new properties are ready for occupation. (Q050)

- 3 With regard to the construction of the pavement crossing, the applicant is asked to consult The Highway Manager, Kent Highways, Joynes House, New Road, Gravesend, Kent, DA11 0AT. Tel: 08458 247 800.
- 4 There shall be no surface water run off from the application site onto the public highway.

Contact: Aaron Hill