

East Malling & Larkfield **569755 159519** **19 February 2008** **TM/08/00432/FL**
Larkfield North

Proposal: 3 bed detached dwelling
Location: 6 Jerome Road Larkfield Aylesford Kent ME20 6UR
Applicant: Mr Dunster

1. Description:

1.1 This full application proposes the demolition of an existing attached garage and the construction of a detached three bedroom house of a similar appearance to the existing houses in the road. The property is proposed to be two storey with an access shared with the existing property, no. 6 Jerome Road. Each property would be provided with two parking spaces served off this drive.

2. Reason for reporting to Committee:

2.1 The application is reported at the request of Cllr Thornewell due to the impact on the 'open' design of the estate as it was originally planned.

3. The Site:

3.1 The application site currently forms a side garden to no. 6 Jerome Road. The area was originally open from approximately the side wall of the existing house to the road that runs along the flank boundary (Christie Drive), with the area being partially enclosed following permission to construct a fence in 1988. The area is now enclosed by a conifer hedge and a fence. The land slopes down towards the north along Christie Drive, a road that is characterised by bungalows.

4. Planning History:

TM/88/10087/FL Grant with conditions 3 July 1988

Erection of 2 metres high fence within 2 metres of boundary as variation of condition (xii) attached to TM/74/0027

TM/92/00431/FL Grant with conditions 28 July 1992

Extension to form garage and conversion of existing garage to family room

5. Consultees:

5.1 PC: Strongly object. The construction of this house would reduce the open design concept of the estate and create a more hard enclosed feeling.

5.2 DHH: Comments awaited.

5.3 KCC (Highways): No objections.

5.4 Private Reps: 9/0X/4R/0S. 4 letters received, one signed from 9 addresses, raising the following comments:

- Impact on the open character of the street scene.
- Insufficient parking for visitors to the houses.
- Impact on the residential amenity on the adjacent bungalow.

6. Determining Issues:

6.1 This application proposes the construction of a single detached two storey dwelling on land to the east of 6 Jerome Road. The site is within the urban confines of Larkfield and as such there is a presumption in favour of development subject to compliance with all relevant policies.

6.2 The principal considerations with the application are the impact on the character of the street scene and the surrounding area and the impact on the residential amenity of the adjacent properties.

6.3 Core Strategy policy CP24 sets out the criteria for assessing this type of development. This policy states that new development must through its siting, character and appearance be designed to respect the site and its surroundings. The policy goes on to state that development which by virtue of its design would be detrimental to the built environment, amenity or functioning and character will not be permitted.

6.4 The piece of land to which this application relates was originally laid out as open land from the original side wall of 6 Jerome Road to the rear of the pedestrian footway adjacent to Christie Drive. Permission was granted in 1988 for the repositioning of the boundary fence to within 2m of the footway to enlarge the garden area. This boundary fence has been landscaped with a mixture of planting in front and, whilst this to some extent reduces the openness of the corner, the lack of buildings retains the original substantially open character of the area.

6.5 The development of a detached house on this site would be detrimental to the character and openness of the area as the bulk of the building would infill this space and significantly intrude upon the open views through the area and across this corner plot. A dwelling on this site would be contrary to the original aspirations for the appearance of the street scene and given the prominent location of the site, development of this nature would have a detrimental impact on the area as a whole.

- 6.6 The properties to the north of the site in Christie Drive are bungalows. These properties currently enjoy an open outlook to the south. It is considered that development on this land would have a detrimental impact on this outlook and would also have an overbearing impact on the property immediately behind the site due to the orientation and the differences in land levels.
- 6.7 Concerns have been raised by local residents regarding the lack of parking proposed. The submitted plan indicates adequate parking provision in accordance with KCC vehicle parking standards and so it would not be possible to sustain a reason for refusal of planning permission on this basis.
- 6.8 Overall the proposal is considered to be unacceptable due to the impact on the character of the street scene and the residential amenity of the neighbouring property.

7. Recommendation:

7.1 Refuse Planning Permission for the following reason:

1. The proposed development, by virtue of its position on a prominent corner within an existing development would be out of keeping with the character of the street scene and the area as a whole. The development would also be detrimental to the residential amenity of the single storey property to the rear by virtue of its overbearing impact and the loss of the open aspect that is a characteristic of this particular site. The development is therefore considered to be contrary to Policy QL1 of the Kent and Medway Structure Plan 2006 and Policy CP24 of the Tonbridge and Malling Local Development Framework Core Strategy 2007.

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