

**Snodland**  
Snodland West

**569882 161791 25 April 2008**

**TM/08/01062/FL**

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Proposal: First floor rear extension over existing ground floor extension and internal improvements for disabled person  
Location: 6 Roman Road Snodland Kent ME6 5PP  
Applicant: Mr A Bates

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**1. Description:**

- 1.1 This full application seeks a first floor extension over an existing single storey rear extension that extends across the full width of the property. The extension would enlarge an existing bedroom and bathroom and facilitate the installation of a lift to enable the property to be more suitable for disabled occupation.
- 1.2 The supporting information submitted with the application clarifies the nature of the applicant's disability and their future accommodation needs.

**2. Reason for reporting to Committee:**

- 2.1 The application is reported due to the public interest and the nature of the proposal.

**3. The Site:**

- 3.1 The application property is one of a terrace of six two storey properties on the southern side of Roman Road. To the rear of the houses is a culvert with the predominantly single storey properties in Roberts Road to the south. The two properties to the western side of the application site are set forward by approximately 2.3m in a stagger.

**4. Planning History:**

- 4.1 None relevant.

**5. Consultees:**

- 5.1 PC: No objection.
- 5.2 Private Reps: 12/0X/2R/0S. Two letters of objection received raising the following concerns:
- Overlooking of properties to rear.
  - Overshadowing of neighbouring garden due to loss of morning sunlight and daylight.

- Neighbour has had a stroke and derives considerable enjoyment from their garden that would be lost if the extension went ahead.
- Loss of view to the rear.
- Lack of parking following partial conversion of garage last year.

## **6. Determining Issues:**

- 6.1 The application proposes the construction of a first floor extension across the full width of the rear of the house over the existing 2.1m deep single storey flat roof extension. The site is within the urban confines of Snodland and as such there is a presumption in favour of development subject to compliance with all relevant policies.
- 6.2 As the extension is to the rear the principal consideration with regard to this application is the impact on the residential amenity of the adjacent properties. Saved Policy P4/12 and its associated annexe state that extensions should not have an adverse impact on the residential amenity of neighbouring properties in terms of a loss of light and privacy, and overlooking of garden areas.
- 6.3 The extension would accord with adopted planning policy. Due to the orientation of the site it is considered that the proposed extension would not have an adverse impact on light to the adjacent houses. The depth of the extension would lead to an element of overshadowing to the neighbouring garden to the west in the morning and the east in the afternoon but this would not be to the extent that the works would not comply with the standards set out by the Building Research Establishment daylight and sunlight tests.
- 6.4 The depth of the extension would not have an adverse impact on no.8 Roman Road to the east. The overall bulk of the addition would not have an overbearing impact as its depth would not be detrimental to the outlook from the rear of this property. The addition would appear to be deeper from no.4 Roman Road to the west due to the fact that this property is set forward in the street scene. The depth of the extension and the blank side wall would create an element of enclosure when viewed from the rear of no.4 Roman Road but the rear aspect would remain open to the south and the west.
- 6.5 The property would not result in a loss of privacy to the surrounding properties. No side windows are proposed that would overlook the properties to the east and west. Whilst objections have been raised to a loss of privacy in houses in Roberts Road it is considered that, due to the orientation of the respective sites, the vegetation to the banks of the culvert and property boundaries, and distance between properties, the extension proposed would not result in direct overlooking between houses.

- 6.6 Concerns have been raised regarding the potential lack of off-street parking to the front. The site has adequate space for the creation of two off-street parking spaces if required which would accord with KCC Vehicle Parking Standards.
- 6.7 In conclusion it is considered that whilst the extension would be deep when viewed from no.4 to the west it has been designed to be as small as possible yet still provide the minimum accommodation requirements for the disabled occupant. On balance the proposal is therefore considered to be acceptable.

**7. Recommendation:**

- 7.1 **Grant Planning Permission** in accordance with the following submitted details: Supporting Statement dated 28.03.2008, Elevations dated 28.03.2008, Drawing dated 28.03.2008, Certificate B dated 25.04.2008, Letter dated 25.04.2008, Letter dated 25.04.2008, subject to:

**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.

**Informatives**

1. The Local Planning Authority supports the Kent Fire Brigade's wish to reduce the severity of property fires and the number of resulting injuries by the use of sprinkler systems in all new buildings and extensions.

Contact: Robin Gilbert