

Ditton **570881 158112** **26 September 2008** **TM/08/02940/FL**
Ditton

Proposal: Demolition of existing detached garage and erection of new
 single storey side extension plus loft conversion
Location: 24 St Peters Close Ditton Aylesford ME20 6PG
Applicant: Mr Clive Daniels

1. Description:

1.1 This application seeks approval to construct an integral single garage, to undertake a ground floor rear extension and a loft extension and conversion. The proposal involves creating a larger lounge room and converting the existing lounge room to a combined kitchen and breakfast room, the addition of a utility room and demolishing the existing detached single garage to construct an integral single garage. It also involves extending an area of the existing roof to be raised in line with the existing ridge height and converting the loft to accommodate a master bedroom with ensuite. Subsequently, an existing ground floor bedroom is proposed to be converted into a study/office. Seven roof lights are to be installed and a vertical glazed window in the apex of the roof. Four roof lights will be on the front façade and the remaining three will face the rear. There is no increase in the existing amount of bedrooms, therefore the total for the dwelling remains at two. Three car parking spaces are proposed.

2. Reason for reporting to Committee:

2.1 The application has received three letters of objection and one petition with nine signatures.

3. The Site:

3.1 The subject site is located on the south-eastern side of St Peter's Close. The street consists of a mix of housing types and designs that range from bungalows to single and double storey semi-detached dwellings. The dwellings are set back an average distance of six metres from the street. St Peter's Close itself has a broad road reserve with a wide access place and footpaths located on either side.

4. Planning History:

TM/59/10497/OLD Grant with Conditions 30 September 1959

Layout for residential development.

5. Consultees:

- 5.1 PC: Comments received 21/10/08 and 20/11/08. Comments were: Council objects to this application as it is over intensification of the site and out of keeping with other properties in the street. Part of the property will be too close to the boundary with the neighbouring property causing an invasion of privacy and restriction of natural light. This Council supports the objections made by the residents of 26 and 28 St Peter's Close and would request that a site meeting be held as soon as possible to enable all interested parties to attend. Additional comments made resultant from amended plans being submitted were: Council objects to this amendment as the windows overlook neighbouring properties.
- 5.2 KCC (Highways): Responses received 22/10/08 and 4/11/08. Comments were: The proposal does not result in the provision of any additional bedrooms, remains at 2. A new garage is proposed and this along with driveway parking meets KVPS 2006. No objections. No additional comments were made with respect to the amendment.
- 5.3 Neighbours: Three letters of objection and one petition with nine signatures have been received. Issues raised by the objectors are:
- Overlooking, loss of light and invasion of privacy;
 - Increase in traffic and additional cars being parked in the area;
 - Increase in bulk and mass; and
 - Impact on streetscape.

6. Determining Issues:

- 6.1 The proposed development has been assessed against the requirements of Saved Policy 4/12 and Annex PA4/12 of Tonbridge and Malling Borough Local Plan 1998, Policies CP11 and CP24 of the Tonbridge and Malling Core Strategy 2007 and Policies QL1 of the Kent and Medway Structure Plan 2006.
- 6.2 The subject site is located within an established urban area and residential extensions in principle are appropriate and supported by CP11.
- 6.3 The proposal through its design, siting, appearance and scale has been designed to respect the site and its surroundings. The proposal will use materials to match the existing house and maintain the existing ridge and eaves height. The dwelling therefore will remain single storey in appearance but with accommodation in the roof space. Although part of the roof will be raised, it will not be higher than the ridge height of the neighbouring attached dwelling. Therefore, from the street, the roof will appear uniform across both attached dwellings. The applicant has proposed to hip the north-eastern end of the roof extension to reduce the bulk of the dwelling on this side boundary, which is abutted by No. 26 St Peter's Close,

and the eaves height at this point will remain single storey. The above coupled with the proposed angle of the roof at this point means that adequate light can still filter through to No. 26. While there may be some loss of light onto this property, the extent would not warrant a refusal with respect to the criteria set out in the Building Research Establishment Document, particularly given that there is an existing two metre high timber fence constructed along the common property boundary and the proposal does not interfere with the southern aspect of No. 26.

- 6.4 The proposal will not impact upon the privacy of adjoining properties despite the concern raised in the objections. The only windows proposed above ground floor level are the seven roof lights, which can be installed under PD Rights, and the vertical glazed window in the apex of the roof. The roof lights by their nature are not designed for people to see out of them but to allow light into an area. The roof of the rear ground floor extension and the acute angle of the windows in No. 22 St Peter's Close mean that it would be difficult for occupants in the proposed roof space to see out of the rear facing roof lights and into the neighbouring dwellings. It is therefore considered that the roof lights pose no threat to the privacy of adjoining properties. With respect to the vertical glazed window in the apex of the roof, a condition is included in the recommendation that requires this window to be obscured so to prevent people looking out and into this area. Given the above, it is considered that the proposed development will not intrude on the privacy of the surrounding residences.
- 6.5 Pursuant to SPG 4: Kent Vehicle Parking Standards, the maximum requirement for car parking is two for the proposal. The applicant has satisfactorily demonstrated that this amount of car parking can be accommodated for on-site. Additionally, the increase in traffic due to the proposed extension is negligible as the total number of bedrooms is not increasing from the present therefore there should be no worsening to the current situation. Additionally, KCC Highways have outlined their support for the proposal and raised no objection.
- 6.6 The proposed works will not adversely impact upon the streetscape. As already mentioned, the locality contains a range of styles of dwellings with no consistent front design. Some dwellings contain integral garages and some contain detached garages. It is difficult therefore to identify any particular character of St Peter's Close. No. 26 has a front façade that measure approximately 10.7m, No. 11 measures approximately 11.4m and No. 13 measures approximately 8.9m. The proposed dwelling will have a front façade that measures approximately 11m. A look at dwellings within the immediate locality illustrates that the proposed dwelling is of a consistent scale and bulk.
- 6.7 Given the above, and despite the objections raised by members of the public, the proposal is considered to meet the necessary requirements and it is therefore recommended the proposal be approved.

7. Recommendation:

- 7.1 **Grant Planning Permission** in accordance with the following submitted details:
Location Plan 345/PL/01 received 26.09.2008, Existing Plans 345/PL/02 received 26.09.2008, Proposed Plans 345/PL/03 B received 04.11.2008, 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 The vertical glazed window in the apex of the roof that faces north east shall be fitted with obscured glass and shall be non-opening. This work shall be effected before the extension is occupied and shall be retained thereafter.

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

- 3 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.

Contact: Mira Pavey