

4. Planning History:

TM/09/00440/FL Approved 15 April 2009

Demolition of existing garage and erection of new detached garage and store.

5. Consultees:

- 5.1 PC: The comments will be reported at the committee meeting.
- 5.2 Private Reps: 9/8X/1R/0S. Comments have been made about the garage being too intrusive and situated beyond the building line, harmful to the character of the area. In addition the total length of the extensions at 15.5m is considered to be too domineering. It has been requested that the landing window is fitted with opaque and fixed glass and that the hours of construction are restricted.

6. Determining Issues:

- 6.1 The application is considered in relation to policy CP24 of the Tonbridge and Malling Borough Council Local Plan. This seeks to ensure a high standard of design. Policy Annex PA4/12 is also relevant and concerns the need to avoid visual terracing and to avoid a dominant or oppressive effect for neighbours. The main issues in the case are the size and siting of the extension in relation to the existing property, any impact upon neighbours and the street scene and the effect on parking provision for the property.
- 6.2 It is also necessary to have regard to the "Snodland Character Area Draft Supplementary Planning Document". In respect of the Godden Road area this document states:
- 6.3 *"This character area contains properties with repeated designs and layouts. Whilst this provides a clearly recognisable and unique character within the context of Snodland, it can also create an area with little interest or variety. However the difference in land levels creates interest here along with the variety of individual front gardens and modifications to properties that have occurred over the years. Many properties have been individualised through front extensions, new windows and cladding."*
- 6.4 Number 27 is situated between 2.7 and 2.3m away from the southern boundary so that there is currently access to a garage sited to the rear of the dwelling. It is proposed to construct a two storey extension within this area being approximately 1.55m in width. This would leave a gap of 1m between the front of the extension and the side boundary narrowing to 0.8m at the rear. As a result the garage would no longer be available for the parking of a vehicle.
- 6.5 Policy Annexe PA4/12 states that in order to prevent visual terracing a distance of 1m should be retained between a two storey extension and the boundary. In this case this is achieved at the front of the property, although the gap narrows slightly

at the rear. It is considered that there is sufficient space to accommodate a two storey extension in this location without leading to an unduly harmful loss of separation or cause visual terracing.

- 6.6 The proposed front garage extension would project approximately 5.7m beyond the front of number 27. Due to the recessed nature of the property however, the garage would only extend around 1.25m beyond the front of number 25 to the south. In addition it would be set at a slightly lower level and would incorporate a hipped roof. All of these factors would combine to lessen the impact upon the street scene and the outlook from the property to the south. Whilst there will be a change in outlook for the occupants of number 25, it would not cause undue harm such as to be contrary to adopted policy or to warrant refusing the application.
- 6.7 It is noted that the extension and garage situated on the south side of number 27 would be positioned to the north of number 25. Number 25 has two clear glazed windows on the north side, serving a hallway towards the front of the property and a kitchen window towards the rear. This property also has a front porch approximately 1.5m deep.
- 6.8 With regard to the 45 degree rule it is noted that both the front and rear extensions will clip a 45 degree line when taken from the mid-point of the two clear glazed windows on the side of number 25. Due to the position of these windows on the north elevation of the neighbouring property and the movement of the sun from east to west, there will be no loss of sun or daylight for the occupants of number 25.
- 6.9 A toilet and landing window are shown on the south side of the extension and, in order to avoid overlooking or loss of privacy, it is recommended that a condition is attached to ensure that these windows are fitted with obscure glazing. Whilst the extension will be sited around 1.55m closer to the boundary between numbers 25 and 27, it would not create an overbearing or oppressive effect for the occupants of number 25.
- 6.10 The rear extension and front porch would be set away from the northern boundary with the attached house, number 29, and as a result should not have a detrimental impact in terms of over shadowing.
- 6.11 It is appreciated that the houses in Godden Road are generally set back from the road frontage giving a recessed appearance. This gives an open aspect and there are far reaching views to the north towards countryside. The proposed front extension will not obstruct these wider views. The views up Godden Road when approaching from the north will not in my view be adversely affected. As a result the front extension would not in my view be classed as an inappropriate addition in this instance.

- 6.12 As mentioned above it is appreciated that the proposed extension will project beyond the front of number 27, and would represent a feature not commonly found in other properties in Godden Road. Whilst it will give the property a different appearance, I do not consider that the design of the front extension and garage will be detrimental to the visual amenities of the locality or the street scene generally, such as to justify withholding consent.
- 6.13 With regard to parking provision at the site it is noted that there is currently off road space for two cars parked in a tandem arrangement. The proposed garage would appear to be relatively narrow but there would continue to be two off road spaces which is the requirement for a three bedroom house.
- 6.14 This application has been given very careful consideration, having regard to the comments of the neighbours. Whilst the extension will noticeably alter the appearance of number 27, the design would incorporate a hipped roof and would be in keeping with the style of the original dwelling. It is necessary to bear in mind that the applicants in this instance could construct a front porch with a floor area of 3 square metres and up to 3m in height under "Permitted Development" rights, without the need for planning permission. A porch of 3m in height would be only slightly above the ridge height of the proposed garage and would be higher than the eaves level of the proposed garage.
- 6.15 With the above in mind, it is concluded that there is sufficient space to accommodate additions of the dimensions shown without causing undue harm to the visual appearance of the property or the street scene or the amenities of the neighbours. It is concluded that the proposals are acceptable having regard to policy CP24 and policy annex PA4/12.

7. Recommendation:

- 7.1 **Grant Planning Permission** in accordance with the following submitted details: Floor Plan 1 dated 31.01.2011, Floor Plan 2 dated 31.01.2011, Elevations 3 dated 31.01.2011, subject to:

Conditions

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. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order), no windows or similar openings shall be constructed in the side elevation(s) of the building other than as hereby approved, without the prior written consent of the Local Planning Authority.

Reason: To enable the Local Planning Authority to regulate and control any such further development in the interests of amenity and privacy of adjoining property.

4. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order), no windows or similar openings shall be constructed in the roof of the building without the prior written consent of the Local Planning Authority.

Reason: To enable the Local Planning Authority to regulate and control any such further development in the interests of the amenity and privacy of adjoining property.

5. The window on the first floor side 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 extension is occupied and shall be retained thereafter.

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

6. The garage hereby approved shall only be used for purposes ancillary to the dwelling and at no time shall it be used for any business or commercial purposes.

Reason: In the interests of the residential amenities of the occupants of the adjacent properties.

7. The ground floor WC window shall be fitted with obscure 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.

Reason: In the interests of residential amenities.

8. The use shall not be commenced, nor the premises occupied, until vehicle parking space in accordance with the adopted County Council Vehicle Parking Standards has been provided on site. 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 the reserved parking area.

Reason: Development without the provision of adequate vehicle parking space is likely to lead to hazardous on-street parking.

Informative

1. No surface water shall discharge onto the highway.

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