
Report of 8 March 2012

**East Malling &
Larkfield**
Larkfield South

569529 159142 19 September 2011 TM/11/02586/FL

Proposal: Part single/part double storey extension with new single garage
Location: 22 Willow Road Larkfield Aylesford Kent ME20 6QZ
Applicant: Mr Arnold

1. Description:

- 1.1 Permission is sought to convert the existing garage to living accommodation, to erect a first floor addition over the garage and a new garage addition to the side of the existing garage and projecting to the rear. The extension would measure 4m in width to the side of the house when viewed from the front. It is 6m wide at the rear as it wraps around the rear elevation. The addition would project 6m beyond the rear wall of the original house with an overall depth of 13.5m. The applicants have indicated that the extension will be used to garage family cars and for general residential storage.

2. Reason for reporting to Committee:

- 2.1 Concerns have been raised by Cllr Parry-Waller and surrounding neighbours.

3. The Site:

- 3.1 Number 22 is a detached 4 bedroom house with attached double garage set on the southern side of Willow Road, close to the end of the cul-de-sac. The rear garden of number 22 is adjoined by the back gardens of four other houses. Willow Road slopes down from east to west so that number 21 to the rear is set at a lower level so that the ground floor windows of number 22 are roughly at the same level as the first floor windows of number 21. Adjacent to the northern boundary of the site is a landscaped strip, including a small tree, that falls outside of the applicants ownership

4. Planning History:

TM/81/10433/FUL grant with conditions 3 February 1981

Use of land as public open space.

TM/85/11602/OUT Refuse 31 October 1985

Outline application for residential development of 45 detached houses and estate roads.

TM/86/11023/OUT grant with conditions 27 March 1986

Outline application for 37 detached dwellings with estate road access public open space and allotment car park.

TM/87/11285/FUL Grant 5 November 1986

Details of 26 detached dwellings with garages, estate roads, landscaping and boundary treatment.

TM/07/00150/FL Approved 2 March 2007

Single storey rear and double side extension

5. Consultees:

- 5.1 PC: Concerns have been expressed about the size of the new garage which is not considered to be a single garage. It should only be constructed in matching materials and used for domestic purposes if permission is granted.
- 5.2 KCC (Highways): No comment.
- 5.3 Private Reps: 10/0X/5R/0S + 5 further objections received on the amended plans.
- The extension, although reduced in size, would be visually prominent and out of keeping with the residential character of the estate
 - The size of the addition would be overbearing and would result in a loss of privacy due to differences in land levels
 - Issues of water running off from the application site towards the property at the rear and the adequacy of the drainage system.
 - The applicants land may not be large enough to accommodate the extension.
 - A lime tree in the service strip is not shown on the plans
 - Query the need for such a large garage, whether any machinery will be installed for a business and the possibility of noise and traffic problems. Reference has been made to the use of the garage for racing trucks.
 - Would not want leylandii conifers planted along the rear boundary but would be happy with evergreen shrubs.

6. Determining Issues:

- 6.1 The application is considered in relation to policies CP1 and CP24 of the Core Strategy and saved policy P4/12 of the TMBLP 1998. These seek to ensure a high standard of development whilst having regard to the amenities of the neighbours. The main considerations are the size of the extension, how it relates to the existing property, any impact upon the neighbours and the street scene.
- 6.2 It is also necessary to have regard to a rear extension approved under consent reference number TM/07/00150/FL. Planning permission was granted at that time for a single storey rear and double storey side extension. That scheme was of the same width as the current proposal but projected 5.4m beyond the rear wall of the original house. That extension was found to be of an acceptable size that would not harm visual or residential amenities.
- 6.3 The current scheme has been amended, since it was originally submitted, with the depth of the extension from the rear wall having been reduced from approximately 8.5m to 6m, compared to the 5.4m projection of the 2007 agreed extension. The revised scheme is now of a very similar size and scale to the extension approved under TM/07/00150/FL. Whilst it is clear that this proposal involves a fairly large addition to number 22, there is no objection in principle to large extensions in urban areas provided that the detailed design is inherently acceptable. The current proposal should not be considered to be overbearing. In light of the amendments to this scheme, and given that there have been no significant changes in the circumstances at the site or the surrounding properties, it would be difficult to now argue that the proposal represents a bulky and prominent form of development.
- 6.4 The existing house incorporates half-hipped roofs. These features would again be incorporated into the ground and first floor additions so that the design would be in keeping with the original house. The neighbours have made reference to overlooking due to the differences in site levels between numbers 22 and 21 to the rear. The applicant has now confirmed that the windows to be fitted in the rear elevation of the garage would be fixed panels of obscured glass, so that there should not be a fear of loss of privacy. This matter can be safeguarded by condition.
- 6.5 The 4m wide side extension to form the new garage is the same width as that previously approved. Concerns have been raised regarding the potential impact of the proposed extension on a lime tree within a landscaped strip adjacent to the site boundary. It is not considered that this lime tree would be affected by the works.
- 6.6 Some neighbours have raised concerns about the use of the proposed structure and the possibility of using it for storage of and work on racing trucks. The applicant was asked for confirmation on this matter and it has been stated that it would be used for domestic purposes. Clearly, if a potentially non-domestic use

were to take place at the premises then it would be necessary to investigate to see whether a material change of use had taken place.

- 6.7 With regard to possible surface water issues associated with the extension, it is appreciated that adequate drainage measures will be needed. This technical matter would be covered by the Building Regulations.
- 6.8 With regard to possible screening of the extension when viewed from the rear, the applicants have indicated that shrubs would be planted along the rear boundary. Details of the shrubs would be needed and this matter can be covered by a condition.
- 6.9 It is concluded that the proposal, in the revised form, is now acceptable and would not constitute overdevelopment. The proposal would have no greater impact on residential amenities or the street scene than the scheme approved in 2007. The proposals would be in accordance with the aims of policies CP1 and CP24 of the Core Strategy.

7. Recommendation:

- 7.1 **Grant Planning Permission**, in accordance with the following submitted details: Email dated 24.11.2011, Site Plan 187.60.01 dated 14.11.2011, Existing Plans and Elevations 187.60.02 dated 19.09.2011, Proposed Plans 187.60.03A dated 16.01.2012, Proposed Elevations 187.60.04A dated 16.01.2012, Letter dated 22.12.2011, Section 187.60.06A dated 16.01.2012, 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. The garage(s) shown on the submitted plan shall be kept available at all times for the parking of private motor vehicles.

Reason: Development without the provision of adequate vehicle parking space is likely to lead to hazardous on-street parking.
4. At no time shall the garage hereby approved be used for business or commercial purposes.

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

5. The window on the rear garage 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. 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 any 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.

7. 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.

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.

Informatives

1. This permission does not purport to convey any legal right to undertake works or development on land outside the ownership of the applicant without the consent of the relevant landowners.
2. In the event that the tree within the adjacent landscaped area becomes damaged during construction works then it will be the responsibility of the applicant to plant and maintain a suitable replacement tree, to the satisfaction of the Local Planning Authority.

Contact: Hilary Johnson

SUPPLEMENTARY REPORTS

AREA 3 PLANNING COMMITTEE

DATED 8 March 2012

**East Malling & Larkfield TM/11/02586/FL
Larkfield South**

**Part single/part double storey extension with new single garage at 22 Willow
Road Larkfield Aylesford Kent ME20 6QZ for Mr Arnold**

Private Reps: Additional letter received from a neighbouring property reiterating
previous concerns.

My recommendation remains unchanged