

Aylesford
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572003 158064 5 August 2013

TM/13/00478/FL

Proposal: Erection of a two storey rear extension
Location: 218 Woodlands Road Aylesford Kent ME20 7QB
Applicant: Mr Ray Brown

1. Description:

- 1.1 The applicants wish to construct a two storey extension across the width of the rear of the property. The extension would measure approximately 4.8m in depth and 15.8m in width and would incorporate a variety of materials to reflect those of the main house. The extension would incorporate different roof styles and ridge heights. The extension would accommodate a family and dining area on the ground floor with additional bedroom space above.
- 1.2 The plans when initially submitted showed a two storey extension on the north eastern side but this has now been deleted from the scheme due to concerns about the proximity of the addition to the side boundary and the adjacent property.

2. Reason for reporting to Committee:

- 2.1 At the request of Cllr Balcombe due to the level and nature of local interest.

3. The Site:

- 3.1 Number 218 is a detached house set on the eastern side of the road within the Conservation Area. The property is set back approximately 16m from the site frontage and at a slight angle to the road. Along the northern boundary and within the site are a number of protected trees. The vehicle access to the site is positioned towards the northern boundary of the site.
- 3.2 Adjacent to the northern boundary is a detached pitched roof outbuilding set at a lower level than the main house. As a result the ridge line of the outbuilding is at approximately the height of the ceiling level of the ground floor of the house. To the north is number 222 Woodlands Road, set at a lower level than number 218 and at around a 45 degree angle to the boundary.

4. Planning History:

TM/00/01315/TPOC Grant With Conditions 24 July 2000

Trimming 12 Cypress trees and one Cypress tree (T.P.O. 12-02-105)

TM/02/01742/TPOC Grant With Conditions 2 August 2002

Trim 12 cypress (or cypress clumps) to maintain established height at approximately 5 metres (T.P.O. 12.02.14)

TM/02/01952/TPOC Grant With Conditions 12 September 2002

To reduce top of Sweet Chestnut Tree by approx. 20% of total height, to remove die-back and re-shape.

TM/49/10356/OLD grant with conditions 6 January 1949

Conversion of garage into bedroom and bathroom.

TM/97/01178/TNCA No Objection 19 September 1997

trim 6 cypress trees to established height, reduce height of 6 cypress trees by 5 metres and pollard 4 poplars

TM/99/02453/TPOC Grant With Conditions 4 January 2000

lop beech trees on boundary of 395 London Road and 218 Woodlands Road (T.P.O. 12-02-105)

TM/04/01957/TPOC Grant With Conditions 5 July 2004

Annual trim of eleven Cypress trees (or Cypress clumps) to maintain established height at approximately five metres and annual trim of two Cypress clumps and reduce height to approximately four metres (T.P.O. 12-02-105)

TM/07/03094/FL Approved 24 September 2007

Single storey front extension

TM/07/03700/TNCA No Objection 13 November 2007

Removal of the Tree of Heaven which is too close to the rear of the house

TM/08/00343/TPOC Approved 18 March 2008

Removal of 3no. Cyprus Leylandi trees

TM/09/02356/TNCA No Objection 29 October 2009

Pollard 3 Poplars

TM/09/02455/TPOC Approved 18 November 2009

1. Scots Pine - remove one overhanging branch. 2. Acacia - thin crown by 25%. 3. Yew - reduce crown by 30% and balance. 4 - 9 overgrown Beech hedgerow - reduce height by 3m and tidy tree stumps etc. 10 - 12. Sweet Chestnuts. Coppice one damaged stem, pollard storm damaged stem and tidy tree branches on other stem (T.P.O. 12-02-83)

TM/87/12000/TNCA Approved 24 March 1988

Fell one Oak and carry out works to a further 16 trees and plant two Oaks to replace fallen Birch

TM/84/11511/TNCA Approved 11 January 1985

Carry out tree surgery and crown reduction to 2 Oak trees, reduce 5 Cypress trees to height of 4.2m (14ft) and remove branch from Sweet Chestnut

TM/12/02785/FL Application Withdrawn 24 October 2012

Proposed two storey extension to side and front of existing dwelling including new access and blocking up of existing access onto Woodland Road

TM/13/01324/TNCA No Objection 11 June 2013

Reduce lower branches of mature sweet chestnut by approximately one third

5. Consultees:

5.1 PC: No objection to the revised plans.

5.2 KCC (Highways): consider there is ample space for parking and turning to the frontage of the property and do not wish to raise objection.

5.3 Private Reps: 6/0X/3R/0S + site and press notice. Three representations received from one household and the following comments made:

- Proposal would result in significant harm to the Holtwood Conservation Area.
- Consider the extension should be subordinate to the original house and should match the style of the host property.
- The extension would incorporate two areas of flat roof and would not preserve or enhance the appearance of the Conservation Area.
- Extension would appear as a bulky and dominant feature and would result in the loss of a tree (that is not the subject of a TPO) harmful to the arcadian character.
- Extension would be harmful to residential amenities of number 222.

6. Determining Issues:

- 6.1 The application is considered in relation to Core Strategy policy CP24 and paragraphs 17, 57, 58, 61 of the National Planning Policy Framework (need for good design) and saved Policy Annex P4A/12 which covers domestic extensions. Also relevant is Medway Gap Character Areas Supplementary Planning Document. This identifies Woodlands Road as having houses of varying character set back from the road with belts of mature trees which add to the private residential character of the area. The undulating topography, curved road layout and mature trees also create changing views and vistas.
- 6.2 The key issues are the size/style of the extension, the relationship with the existing property and the impact on the amenities of the neighbours, appearance of the street scene and effect on the Conservation Area.
- 6.3 In addition to the impact of the proposals on the individual character of number 218 and the neighbours, there is also concern that the development will have a detrimental effect on the visual qualities of the Conservation Area. This Conservation Area is characterised by individually designed dwellings set on generally more spacious plots with numerous mature and protected trees and established vegetation within and around plots. As a result the houses have an arcadian setting with the vegetation providing more natural screening.
- 6.4 As mentioned above the plans originally incorporated a two storey extension to the side and a new vehicle access. Concern was expressed about the impact of the side extension on the amenities of the property to the north. Both the side extension and new vehicle access have been deleted from the scheme. The plans have now been revised to show the two storey rear extension only which incorporates elements of flat roof.
- 6.5 The removal of the two storey side extension represents a significant improvement in terms of the impact upon the amenities of the occupants of number 222 to the north. The existing degree of separation between the properties would be retained and there should be no loss of outlook or overshadowing.
- 6.6 The extension will now be located entirely to the rear of number 218 and so should not have an impact upon the street scene or the appearance of the front of the property. In design terms it is considered that the revisions have gone a long way towards addressing original concerns about terracing, impact upon the neighbour and the Conservation Area generally. The extension is considered to be far less architecturally dominating and will be subordinate to the existing property.
- 6.7 Whilst there are two areas of flat roof in the centre of the house, these are relatively well disguised, being skirted by pitched roofs and will not generally be open to public view and should not harm the overall character of the property. It is

noted that the rear extension would incorporate a row of glazed doors and panels on the ground floor rear elevation. Although these would be of a different design to those on the original house, they should not be detrimental to the overall character of the property and will reflect the style of the current addition.

- 6.8 In terms of the location in the Conservation Area it is recognised that, whilst the extension incorporates non traditional elements in the form of the flat roofed sections and the different window design, these should not be so unduly harmful as to justify withholding planning permission.
- 6.9 The relocation of the extension to the rear of the property will ensure that there is no detrimental impact on the trees adjacent to the side boundaries that are covered by Tree Preservation Orders. It is however suggested that a condition is attached stating that all trees should be protected whilst construction works take place.
- 6.10 It is considered that the serious concerns about the size and location of a side extension to number 218 have now been overcome by deleting this element from the scheme. The re-location of the extension to the rear of the house will ensure that there should be no detrimental impact upon existing residential amenities or the visual amenities and character of the Conservation Area generally. The style, size and location of the extension would now be acceptable in terms of both the Core Strategy and relevant paragraphs of the National Planning Policy Framework. It is recommended that planning permission should now be granted.

7. Recommendation:

- 7.1 **Grant Planning Permission** in accordance with the following submitted details: Letter dated 19.02.2013, Other TREE INFO dated 19.02.2013, Email dated 20.08.2013, Floor Plan 218WOODPLAN870 dated 05.08.2013, Location Plan 218WOODPLAN871 REV A dated 05.08.2013, 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 and in accordance with paragraphs 17, 57, 58 and 61 of the National Planning Policy Framework 2012.

3. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order, no windows or similar openings shall be constructed in the side elevations 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 and in accordance with paragraphs 17, 57, 58 and 61 of the National Planning Policy Framework 2012.

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 interest of amenity and privacy of adjoining property.

5. The development hereby approved shall be carried out in such a manner as to avoid damage to the existing trees, including their root system, or other planting to be retained as part of the landscaping scheme by observing the following:
- (a) All trees to be preserved shall be marked on site and protected during any operation on site by a fence erected at 0.5metres beyond the canopy spread (or as otherwise agreed in writing by the Local Planning Authority).
 - (b) No fires shall be lit within the spread of the branches of the trees.
 - (c) No materials or equipment shall be stored within the spread of the branches of the trees.
 - (d) Any damage to trees shall be made good with a coating and fungicidal sealant.
 - (e) No roots over 50mm diameter shall be cut and unless expressly authorised by this permission no buildings, roads or other engineering operation shall be constructed or carried out within the spread of the branches of the trees.
 - (f) Ground levels within the spread of the branches of the trees shall not be raised or lowered in relation to the existing ground level, except as may be otherwise agreed in writing by the Local Planning Authority.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect the appearance and character of the site and locality.

Contact: Hilary Johnson