

Hildenborough
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556701 148794 1 June 2015

TM/15/01642/FL

Proposal: Proposed two storey rear, and side extensions
Location: 7 And 8 Church Road Hildenborough Tonbridge Kent TN11
9JL
Applicant: Seal Properties Limited

1. Description:

- 1.1 Planning permission is sought for the extension of 7 and 8 Church Road as a combined scheme. The proposed two storey extensions would wrap around the existing pair of semi-detached dwellings to the side and rear, and would include the relocation of the front doors within the front elevations of the side extensions.
- 1.2 Materials would be a mix of red brickwork at ground floor and white painted render to the first floors with the roofs shown to be finished in brown concrete tiles.
- 1.3 The proposals include the landscaping of the front gardens to provide off-street parking for two cars to both properties along with a grassed front garden.
- 1.4 The application follows an earlier succession of withdrawn applications (as detailed within the Planning History).

2. Reason for reporting to Committee:

- 2.1 At the request of Councillor Smith in order for consideration to be given to the impact of the proposed development on the neighbouring dwellings.

3. The Site:

- 3.1 The application site contains a semi-detached pair of houses on the north side of Church Road, within the village confines of Hildenborough. The Hildenborough Conservation Area is located to the south, on the opposite side of Church Road, and to the south east side of the neighbouring property, No.9 Church Road.
- 3.2 The semi-detached pair is set back from the road. Both dwellings have relatively large rear gardens of some 24m.
- 3.3 This section of Church Road is characterised by semi-detached and terraced properties many of which have been extended over the years.
- 3.4 Church Road is narrow and intimate, especially within the Conservation Area to the south east of the application site.

4. Planning History:

4.1 No.7 Church Road:

TM/14/01315/FL Application Withdrawn 13 June 2014

Proposed single and two storey rear and side extension to existing house

TM/14/02071/FL Application Withdrawn 22 July 2014

Part one/two storey rear, and two storey side extension

TM/14/02070/FL Application Withdrawn 28 October 2014

Proposed one/two storey rear, two storey side and front porch extension at 7 & 8 Church Road

4.2 No.8 Church Road:

TM/14/00747/TPOC Pending Consideration

Require oak tree which is covered in ivy and crosses several boundaries on neighbouring gardens to be felled as perceived as being a danger to nearby properties owned by the housing association and council

TM/14/01316/FL Application Withdrawn 28 May 2014

Proposed two storey and single storey rear and side extensions plus single storey front porch extension to existing house

TM/14/02070/FL Application Withdrawn 28 October 2014

Proposed one/two storey rear, two storey side and front porch extension at 7 & 8 Church Road

5. Consultees:

5.1 PC: Concern raised that this is overdevelopment of the site and not in keeping with the other properties in the road.

5.2 Private Reps: 12/0X/4R/0S plus site & press notice: 4 letters of objection received raising the following points:

- Overdevelopment of site,

- The extensions to this property is too large in relation to the existing property and plot – a combined total of 10 new rooms are being added to the existing properties,
- Proposed extensions out of proportion to other dwellings,
- The size of the extension will harm views and be out of character with the road, which is an attractive street where new development has been carefully controlled,
- Overdevelopment of a very narrow road,
- The proposed extensions are within close proximity to No.9 and would be oppressive and dominating, causing overshadowing and loss of daylight/sunlight from the west,
- The proposals will cause loss of afternoon sun to No.10 Church Road,
- Principal windows of the proposed extensions would overlook No.9's patio area,
- If each houses was submitted as a separate application both would fail the 45 degree rule, which would prevent excessive development, being circumvented in this case with a joint application,
- Next door to No.3 is a building site thanks to the grant of planning permission of an extension at No.2 Church Road,
- Another two houses having large extensions and works is unacceptable,
- Private bins have not been emptied due to access problems,
- Driveway access problems are experienced due to parking inappropriately in an already congested road and there is not space for two large houses,
- The construction of two new driveways would result in the loss of two on-street parking spaces which will worsen the parking problems in Church Road,
- Large houses will require more parking and the road is already experiencing parking problems due to commuters and users of Kelly Holmes' café,
- The Hildenborough Character Area SPD states that Church Road is "narrow and intimate" – this will not be the case with the addition of two four bedroom houses of this large scale. It goes on to say that negative features worthy of enhancement are "general lack of cohesive character and loss of enclosure associated with parking areas adjoining community

buildings and in front of residential properties” – this will be exacerbated with this development,

- The development and increase in parking congestion would harm the setting of Hildenborough Conservation Area,
- No.3 was not notified of the proposals.

6. Determining Issues:

- 6.1 The site is located within the village confines of Hildenborough where the principle of development of this nature is acceptable in the broadest of policy terms. The proposed extensions are relatively large but the location of the site within the confines of the village means that there is no upper limit to the extent to which a property may be extended, *in principle*. Furthermore, it should be recognised that both dwellings are situated within large plots which are sufficient in size to accommodate the proposed extensions without amounting to an overdevelopment of the site.
- 6.2 The Hildenborough Character Area SPD refers to the properties within Church Road, but outside of the Conservation Area, as dating from the 1930s. The semi-detached and terraced properties are stated to be of a uniform and cohesive design with brick elevations, pastel render or hung tiles on upper storeys and flat porch canopies. Church Road is described further as being narrow and intimate, with front gardens enclosed by fences and hedges. Negative features are stated to be loss of enclosure associated with parking areas adjoining community buildings and in front of residential properties.
- 6.3 With the principle of the proposed development having been established, it is necessary to ensure that the proposal would not harm the street scene and that the development is appropriate for the site and its surroundings. In this respect, Saved Policy P4/12 of the TMBLP requires residential extensions to not have an adverse impact on “the character of the building or the street scene in terms of form, scale, design, materials and existing trees; nor the residential amenity of neighbouring properties in terms of light and privacy, and overlooking of garden areas.” Policy P4/12 also has an Annex (PA4/12) which sets out further design guidance and amenity tests.
- 6.4 Policy CP24 of the TMBCS relates to achieving a high quality environment and paragraphs 57 and 58 of the NPPF set out similar criteria. Regard must also be had to the impact of the development on the statutory duty to preserve or enhance the character or appearance of the Conservation Area.
- 6.5 The proposal to extend the pair of semi-detached dwellings has been submitted as a joint scheme, with the proposed extensions having a similar appearance, almost representing a mirror image of each other. It should be noted, however, that there is no requirement for the pair of dwellings to remain as a pair in terms of their

external appearance when viewed from the street scene. It is, however, necessary to ensure the extensions are visually in keeping with the host dwellings and wider street scene.

Both extensions would be significantly set back from the front of the main dwellings and would have a lower overall ridge height, incorporating hipped roofs. These factors, combined, would ensure that the extensions would appear visually subservient to the host dwellings, which is considered to be acceptable. Sufficient distance between the flank walls of the extensions and the site boundaries would be maintained, ensuring that the extensions would not appear cramped within the plots and avoiding any potential for a terracing effect to occur. For these reasons it is not considered that the proposal will detrimentally impact the overall character of the street scene nor the character and appearance of the adjacent Conservation Area.

- 6.6 The extensions have been designed in such a way to ensure that there are no windows within the flank elevations facing towards neighbouring properties. As such, it is not considered that the proposal will cause any direct overlooking onto neighbouring residential properties.
- 6.7 Saved Policy Annex PA4/12 of the TMBLP states that in order to minimise any reduction in daylight and outlook into adjoining dwellings, and any impact on the outlook from such dwellings, rear extensions should be designed so as to fall within the 45-degree angle zone taken from a half of the way across the neighbouring habitable room window nearest to the boundary. Given the degree of separation that exists between the proposed extensions and the neighbours either side of the application site (6 and 9 Church Road), this test is met and as such there would be no demonstrable loss of daylight/outlook which could be said to harm the residential amenities of these neighbours.
- 6.8 Furthermore, as the proposed extension to No.7 Church Road would be angled slightly away from the common boundary with 6 Church Road, I consider that the extension to this dwelling would not appear as an oppressive or dominant feature when viewed from this neighbouring property. This is assisted further by the staggered and subservient nature of the extension.
- 6.9 Similarly, the extension to 8 Church Road would be well separated from its neighbour and the presence of a single storey garage, which is sited along the common boundary, acts as an intermediary feature in terms of built form.
- 6.10 It should also be acknowledged that both 6 and 9 Church Road are also served by relatively large rear gardens meaning that the extensions would not unduly dominate to the detriment of their residential amenity.
- 6.11 I consider that these factors combined mean that although the extensions would be visible from these neighbouring properties, their presence would not be so

oppressive or dominant as to cause harm to the residential amenities of these neighbours.

- 6.12 Concern was raised with the previous planning application regarding the expanse of hardstanding areas proposed at the site. The parking area has also been raised as an objection within this current scheme as it is considered that parking to the front of the residential properties is a negative feature worthy of enhancement, as stated within the Hildenborough Character Area SPD. However, the development of a hardstanding area on a standalone basis would be permitted development. The plans within this proposal indicate that two parking spaces would be provided to serve each of the resultant dwellings along with a small grassed area. This is considered to be a betterment to the shingle hardstanding areas currently in place and the provision of 2 off street parking spaces to serve each of the resultant dwellings is considered to be acceptable, taking into account the requirements of KHS IGN3.
- 6.13 It is noted that concern has been raised by the resident of No.3 Church Road that they were not notified of the proposals. The Town and Country Planning (Development Management Procedure) (England) Order 2015 Part 3, Paragraph 15 (5) requires that the Local Planning Authority give requisite notice-
- (a) By site display in at least one place on or near the land to which the application relates for not less than 21 days; or
 - (b) By serving the notice on any adjoining owner or occupier.
- 6.14 Due to the degree of separation between the application site and this property the Council would not be required to notify these occupants via a neighbour letter. Site and press notices were used to publicise these proposals due to their proximity with the Conservation Area.
- 6.15 The residents of No.3 have also raised concern that they live next door to a building site and that their bins have not been collected due to access problems. These are not issues which can be taken into account during the determination of this application, which needs to consider the specific impacts of the proposal being put forward at the specific application site.
- 6.16 In light of the above considerations, I recommend that planning permission be granted subject to the imposition of conditions.

7. Recommendation:

- 7.1 **Grant Planning Permission** in accordance with the following submitted details: This was approved in accordance with the following submitted details: Design and Access Statement dated 19.05.2015, Location Plan 043 - PL - 001 dated 19.05.2015, Existing Floor Plans 043 - PL - 010 A dated 19.05.2015, Existing Plans 043 - PL - 011 dated 19.05.2015, Existing Elevations 043 - PL - 020 A

dated 19.05.2015, Proposed Plans 043 - PL - 101 A dated 19.05.2015, Proposed Floor Plans 043 - PL - 110 A dated 19.05.2015, Proposed Plans 043 - PL - 111 dated 19.05.2015, Proposed Elevations 043 - PL - 120 A dated 19.05.2015, Elevations 043 - PL - 121 Existing/proposed dated 19.05.2015, subject to the following conditions

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 accord with the approved plans, unless otherwise agreed in writing by the Local Planning Authority.

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 extensions shall not be occupied, until the area shown on the submitted layout as vehicle parking space serving the associated dwelling has been provided, surfaced and drained. Thereafter 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 or re-enacting that Order) shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved parking space.

Reason: Development without provision of adequate accommodation for the parking of vehicles is likely to lead to hazardous on-street parking.

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