

Tonbridge
Judd

13 October 2016

TM/16/03008/FL

Proposal: Proposed two storey side extension with integral garage, canopy porch, and internal alterations
Location: 49 Brindles Field Tonbridge Kent TN9 2YR
Applicant: Mr Mitch Walker
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1. Description:

- 1.1 Planning permission is sought for the demolition of an existing garage and the construction of a two storey side extension, incorporating a replacement garage and dining room at ground floor level, and a bedroom with en-suite at first floor level, along with a new access door and porch canopy in the front elevation.
- 1.2 The proposed extension is set back from the front façade of the host dwelling by approximately 1.9m. It would bring the built form closer to the common boundary line with the neighbouring properties in West Rise, but would retain a distance of approximately 1m at the closest point.
- 1.3 Materials are proposed to be brick work at ground floor level with black painted timber cladding above and a tiled roof above.
- 1.4 One garage parking space and one off-street parking space to the front of the garage are shown to be provided.

2. Reason for reporting to Committee:

- 2.1 At the request of Councillor Bolt in order for consideration to be given to the impacts of the proposed development on neighbouring properties.

3. The Site:

- 3.1 The application site contains a semi-detached brick and black timber clad property within the built settlement confines of Tonbridge. Brindles Field has an elevated position and the area is relatively densely populated with properties having modest private garden spaces.
- 3.2 The application property is set back from the main road in a small cul-de-sac which serves four residential dwellings.

4. Planning History (relevant):

- 4.1 None relevant.

5. Consultees:

5.1 Private Reps: 16/0X/3R/0S: Objections raised on the following grounds:

- No.49 currently dominates the view from the rear of properties in West Rise;
- Bringing the extension closer to the boundary would be overbearing on properties in West Rise;
- The extension would create a more enclosed feeling;
- The extension would adversely affect natural daylight;
- Potential impact on drainage in rear gardens of neighbouring properties;
- Upstairs windows will impact on privacy.

6. Determining Issues:

Principle of development:

6.1 The site is located within the built settlement confines of Tonbridge where the principle of development of this nature is acceptable. The proposed extension is considered to be relatively modest in size and, due to the location of the site within the confines of the settlement, there is no upper limit to the extent to which a property may be extended, *in principle*. The extension will extend to the side of the dwelling, which is currently used for parking and it is not considered that it would amount to an overdevelopment of the site.

Character, appearance and design:

6.2 With the principle of the proposed development having been established, it is necessary to ensure that the proposal would not harm the appearance of the street scene or the individual dwelling 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.

6.3 Policy CP24 of the TMBCS relates to achieving a high quality environment and paragraphs 57 and 58 of the NPPF set out similar requirements.

6.4 The Tonbridge Character Area SPD refers to the Brindles Field area as a 1990s development on the southern edge of the urban area just inside the Tonbridge Bypass, with properties occupying an elevated position with the elevations of the properties having a variety of finishes including red brick, white or black

weatherboarding, decorative clay hung tiles or yellow brick with red brick details and sills.

- 6.5 The proposed extension and new porch canopy have been designed so that they reflect the existing key features of the original dwellinghouse, such as the fenestration detailing and materials to be utilised. The proposed two storey side extension is also set back from the front façade of the host dwelling, which allows for the ridge of the roof to be lower than the main dwelling, giving the extension a subservient appearance, which is appropriate in visual terms.
- 6.6 With these considerations in mind, I am satisfied that the proposed extensions are of an acceptable form and design and would not have any adverse visual impact.

Residential amenity:

- 6.7 There have been concerns raised from some residents that the proposed extension would result in loss of daylight/sunlight and have an overbearing impact on their properties in West Rise, which lie to the north of the application site.
- 6.8 The proposed extension will undoubtedly bring the built form closer to the common boundary with the rear gardens of properties in West Rise, but will retain a minimum distance of 1m between the flank wall of the extension and the boundary.
- 6.9 I appreciate that the rear gardens of the properties in West Rise could be considered as fairly modest, ranging from between 6.5m to approximately 12m in length to the boundary shared with the application site. However, these properties already share a relationship with 49 Brindles Field and, given the separation involved and the limited scale of the extension proposed, I do not consider the change in built form would cause overt harm to amenity.
- 6.10 The extension does not include any new windows at first floor level within the flank elevation and as such there would be no loss of privacy arising from the proposed extension.

Highway safety and parking provision:

- 6.11 The proposed extension will reduce the off-street parking provision to one driveway space and one garage space. The application site contains a grassed area to the side of the driveway space which could provide additional parking. Given that the proposal reduces the amount of existing driveway parking and provides for an additional bedroom, I consider it would be reasonable to require an additional space to be provided within this area by planning condition.

Conclusions:

6.12 In light of the above assessment, I consider that the proposed extension is acceptable in terms of saved policy P4/12 of the TMBLP and as such the following recommendation is put forward:

7. Recommendation:

7.1 **Grant planning permission** in accordance with the following submitted details: Location Plan T1616/LP1 dated 13.10.2016, Block Plan T1616/BP1 Existing and Proposed dated 06.10.2016, Existing Floor Plans T1616/01 Ground dated 06.10.2016, Existing Floor Plans T1616/02 First dated 06.10.2016, Existing Roof Plan T1616/03 dated 06.10.2016, Existing Elevations T1616/04 Front dated 06.10.2016, Existing Elevations T1616/05 Rear dated 06.10.2016, Existing Elevations T1616/06 Side (Right) dated 06.10.2016, Existing Elevations T1616/07 Side (Left) dated 06.10.2016, Proposed Floor Plans T1616/08 Ground dated 06.10.2016, Proposed Floor Plans T1616/09 First dated 06.10.2016, Proposed Roof Plan T1616/10 dated 06.10.2016, Proposed Elevations T1616/11 Front dated 06.10.2016, Proposed Elevations T1616/12 Rear dated 06.10.2016, Proposed Elevations T1616/13 Side (Right) dated 06.10.2016, Proposed Elevations T1616/14 Side (Left) dated 06.10.2016, 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 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 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. The building shall not be occupied nor the use commenced until 2 off-street vehicle parking spaces have been provided, surfaced and drained within the front curtilage of the application site. Thereafter the area shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country (General Permitted Development) Order 2015 (or any order amending, revoking and re-enacting that Order) shall be carried out on this land

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.

Informatives

1. If the development hereby permitted involves the carrying out of building work or excavations along or close to a boundary with land owned by someone else, you are advised that, under the Party Wall, etc Act 1996, you may have a duty to give notice of your intentions to the adjoining owner before commencing this work.
2. 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.

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