

Aylesford
Aylesford South

24 October 2016

TM/16/03184/FL

Proposal: Extensions to create a first floor including front and rear dormer windows and associated works
Location: 17 Gorse Crescent Ditton Aylesford Kent ME20 6ES
Applicant: Mr A Dawling
Go to: [Recommendation](#)

1. Description:

- 1.1 It is proposed to extend the property on the south side and partly to the rear and to construct a first floor over the entire resulting single storey footprint. This would alter the property from a three bedroom to a five bedroom house.
- 1.2 Following negotiations about the scale of the original proposal, the design of the addition has been amended and this report relates to this revised scheme.
- 1.3 The application proposes an infill rear extension to a maximum of 3.4m, a 2.5m wide extension to the side and a replacement half-hipped pitched roof. The enlarged roof would be used for accommodation and would result in the height of the building being raised by approximately 1.8m.

2. Reason for reporting to Committee:

- 2.1 At the request of Cllr Trevor Walker. It is stated that the proposal is out of keeping with the rest of the bungalows on Holtwood Estate.

3. The Site:

- 3.1 Number 17 is an extended single storey bungalow set on the western side of Gorse Crescent within the urban confines of Ditton. The property has a low asymmetrical ridged roof with a longer rear roof slope leading to a flat roofed section over a rear extension.
- 3.2 Gorse Crescent slopes up from south to north and consists generally of bungalows on the western side and houses on the east. Number 15 to the south appears to be a chalet property whilst number 19 to the north is a bungalow. The property does not fall within a Conservation Area but is covered by a Tree Preservation Order.

4. Planning History (relevant):

TM/71/10683/OLD grant with conditions 14 January 1971

Double garage.

TM/79/10381/FUL grant with conditions 8 August 1979

Erection of single storey extension to rear.

TM/82/11138/FUL grant with conditions 26 April 1982

Single storey rear extension and porch to front.

TM/04/04087/FL Grant With Conditions 14 January 2005

First floor addition and associated alterations

TM/06/01118/FL Grant With Conditions 12 June 2006

Erection of a pvcu conservatory to the rear of the property

TM/06/01137/FL Application Not Proceeded With 19 April 2006

Erection of a pvcu conservatory to the rear of the property

5. Consultees:

5.1 PC: Strong objection as the properties on this side of the road are bungalows and the proposed changes would be completely out of keeping with the street scene. The increased height of the building would also result in overlooking and overshadowing of adjoining properties, to the detriment of the living environment of the neighbours.

5.2 Private Reps: 10/0X/20R/0S (total in relation to original and current plans)

In response to the initial set of plans a total of 14 representations were received from 12 households, one of which was an anonymous letter. The following objections were raised:

- The proposal would be out of scale and out of keeping with the established pattern of Gorse Crescent with bungalows on the western side of Gorse Crescent and two storey houses on the east.
- The proposal would result in overshadowing by reason of its height.
- The proposal would compromise rear gardens of neighbours by reason of overlooking and a loss of privacy.
- The proposed materials would be different from others in the vicinity.

- The extension would result in adverse visual impact and the loss of a view.
- There is a shortage of bungalows in the area and the extension should be at ground floor level only. If you want a house, why buy a bungalow?
- Reference has also been made to several non-planning matters including a reference to the property being within a Conservation Area, although this is not the case. Mention has been made of Right to Light, although this legislation is now outdated.

In response to the revised set of plans and at the time of preparing the report representations have been received from 6 households and the following comments are made:

- Overbearing and out of scale resulting in a large house being out of proportion to nearby properties.
- The increase in the height of the side elevation and the differences in slab level would lead to a loss of light, privacy and sense of seclusion.
- The extension would be an eyesore and harmful to the distinctive look of Gorse Crescent
- The amended plans are more unacceptable than the originals and would set a precedent.
- There are not enough bungalows in the area.
- Detrimental to outlook from neighbouring properties.

6. Determining Issues:

- 6.1 The application is considered in relation to Core Strategy policies CP1 (sustainable development) and CP24 (achieving a high standard of development) and saved Local Plan Policy P4/12 and its associated annex. Paragraphs 56, 57, 58, 60, 61 and 64 of the NPPF are relevant to the determination of the application. The main aim of these policies is to balance the need for the development against the need to protect and enhance the natural and built environment. The aim is to achieve a high standard of design whilst having regard to the residential amenities of the occupants of the area.
- 6.2 The Medway Gap Character Area Appraisal is also relevant. This states that Gorse Crescent comprises two storey houses and bungalows constructed of red or buff brick with flatter pitched roof and lower scale, in contrast with those houses in Brassey Drive.
- 6.3 The erection of an extension within an urban area such as this is acceptable in principle subject to a satisfactory design and there being no detrimental impact on

the amenities of the neighbours. The main considerations in this instance are therefore the scale, design and appearance of the proposed alterations to this dwelling.

- 6.4 The proposed additions will result in the dwelling changing from a single storey dwelling to one with rooms in the roof. This will result in an increase in the height from approximately 4.9m at ridge level to 6.7m. There would also be an associated increase the bulk of number 17 with the addition of the first floor. The resulting appearance will not be as modest as the generally low ridged bungalows on that side of the road, but not as high as those houses on the eastern side of Gorse Crescent.
- 6.5 The proposed changes will result in the dwelling having a different appearance to those either side and opposite. It will also be constructed in different materials. These differences, whilst they will alter the appearance of the dwelling within the street scene, will not result in a negative impact upon the character of the area. There is no relevant planning policy that requires the properties in Gorse Crescent to remain in the form in which they were constructed. The works proposed will not lead to visual harm, such as to justify a refusal of planning permission.
- 6.6 Indeed, the Medway Gap Character Area Appraisal states that Gorse Crescent comprises both two storey and single storey dwellings. There is a mix of property sizes and styles on this part of the Holtwood Estate, with bungalows, dwellings with rooms in the roof and two storey dwellings in the vicinity. Over the years extensions have taken place so that the area now has a mixed character. As a result the proposed extension would not appear out of place in this context in visual terms.
- 6.7 The proposed works would not have a detrimental impact on the residential amenity of the neighbouring properties. The design of the additions and the orientation of the existing building in relation to its surroundings are such that the works would not result in an unacceptable level of overshadowing to the surrounding dwellings.
- 6.8 Similarly whilst the proposal will result in a change in outlook from all adjacent properties the proposed design will not be overbearing in form or scale. Whilst there will be a different relationship from surrounding properties, it is not considered that this change will be unduly harmful such as to justify a refusal of planning permission.
- 6.9 The alterations to the roof propose new windows to be added at first floor level to the front and rear elevations. At the rear there is a distance of over 35m from the rear of number 17 to the properties in Woodlands Road. The properties on the eastern side of the road are set approximately 25m away. This is considered to be a sufficient distance to ensure no loss of privacy would occur.

- 6.10 Reference has been made by representations received to the fact that the site falls within a Conservation Area and that the proposed development would set a precedent. To clarify, number 17 does not fall within a Conservation Area and each application is considered on its own merits.
- 6.11 The proposed development would result in an increase in the number of bedrooms from three to five. There is however sufficient off street parking space for three or four cars available within the curtilage of the site.
- 6.12 Whilst the proposed works would alter the appearance of the dwelling and change its relationship with the immediate neighbours, they would not result in a form of development that would harm the appearance of the area or the amenities of the neighbours. It is concluded that the development would integrate satisfactorily into the built environment of this part of Ditton in accordance with prevailing policy and that planning permission should be granted.

7. Recommendation:

- 7.1 Grant planning permission.

This was approved in accordance with the following submitted details: Existing Plans and Elevations 17-GORSE-CRESCENT-01 _ location plan dated 24.10.2016, Proposed Floor Plans 17-GORSE-CRESCENT-02 C dated 23.11.2016, Proposed Elevations 17-GORSE-CRESCENT-03 C dated 23.11.2016,

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 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. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (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.

4. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (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.

5. The windows in the first floor side elevations shall be fitted with obscure glass and apart from any top hung light shall be non-opening. This work shall be effected before the rooms are occupied and shall be retained hereafter.

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

6. The lounge window in the southern side elevation of the extension hereby approved shall be fitted and maintained with a high level window with a minimum cill height of 1.7m above internal floor level.

Reason: To minimise the effect of overlooking to the adjacent property.

Contact: Hilary Johnson