

Greenhayes Planning

Planning. Heritage. Development

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27th April 2023

Maidstone Borough Council
Maidstone House
King Street
Maidstone
Kent
ME15 6JQ

Dear Sir/Madam

EXTENSIONS AND ALTERATIONS

PLEASANT VIEW, PLOUGH WENTS ROAD, CHART SUTTON, ME17 3SA

I write in relation to the planning application for the extension and alteration of the above property which follows the pre-application enquiry and meeting held under 22/504934/PAMEET.

The pre-application meeting was held to discuss the extensions to the property which are required to provide the necessary space for the applicant and his family. This followed an earlier refusal under 22/500714/FUL which was refused on the basis of the proposed two storey scale and for other matters. The meeting was held on site and further plans were submitted to the planning officer subsequent to this meeting which proposed a scheme that was reduced in scale and retained the character of the existing chalet bungalow. This advice is attached at **Appendix 1**.

The planning officer was positive in respect of the revised scheme, stating the following;

It is the informal view of the case officer that the proposed extensions to the property at Pleasant View would be acceptable if a planning application was made with the revised plans submitted in January 2023. The initial plans were considered to be excessive and dominated the parent building, however, the newly submitted plans follow the advice provided during the site meeting, and are now found to be subservient to the existing dwellinghouse and visually congruent to the form of the existing property and the character of the surrounding area and countryside. Therefore, the proposal is considered to be in keeping with the local and national planning policies.

The submitted drawings follow the scale and architectural form accepted at the pre-application stage but have added further detailing to enhance the site and the character of the dwelling. The proposals retain the character of the existing bungalow through the retention of the bay window and materiality and the general chalet form. In essence the plans can be seen as a reconfiguration of the roofscape, which retains an appropriate traditional design, in order to create additional bedrooms and further single storey extensions to the rear. These latter features form part of a reconfiguration of the internal parts of the dwelling to make this a family home and improve the functionality of the dwelling.

It is noted that much of the development could potentially be achieved under permitted development whereby the council would have no control over the quality of the build or the appearance. However, the applicant has chosen to work with the council and it is anticipated these plans will be considered positively with the council having regard to the recent pre-application engagement. It should also be noted that the applicant has chosen to refurbish and extend the dwelling rather than a replacement dwelling and this reuse and improvement of an existing resource is a further benefit of the scheme.

Indeed, the plans propose half hipped roof, with a further roof extension to the rear, above the existing lounge, which will extend no higher than the existing roof. There will also be single storey extensions to the rear and side/front to create a more uniform footprint to the property. Indeed, the property will retain the wider character of the bungalow, with the front bay window retained and an overall chalet character that remains similar to the existing and the neighbouring property. The new design also retains the low link between the main house and the garage in order to maintain its subservience and visual separation between the two as requested by the council.

These extensions will enable three bedrooms and bathrooms to be created within the new roof void of the property and the extensions at ground floor will utilise existing voids between different rooms. The ground floor will also be reconfigured to make better use of the space and to improve the flow of the property and allow the applicant's to make efficient use of the space. The roof of the garage will also altered with the 1st floor of this to be converted to a gym, with the ground floor remaining as garaging. In any case, the property will also retain sufficient parking and turning to the front of the property.

The new roof will consist of plain clay tiles to match that of the neighbouring property and the existing roof and the extensions will be designed to match the existing property in terms of materials and detailing, with some modern enhancements, including a glazed element to the roof and a feature bay window to the rear. The property will retain sufficient parking and turning for several cars and will retain large gardens to the rear. The property can be considered positively against the relevant policies which includes DM1, DM30 and DM32 which support the extension of properties within rural areas as well advocating good standards of design. The most relevant is DM32 which supports extensions subject to a policy criteria which is set out in Part 2 of the policy.

The proposals are considered to be sympathetically designed (part i) as the chalet style of the dwelling will be retained with a half hip roof profile which will relate well to the existing property and that of the neighbouring property. The original character of the dwelling will be retained through the retention of the bay window and the bungalow form and its materiality. The cumulative increase is also acceptable (part ii) as the change from the front is merely the new half hipped roof form, which is no higher and which is suitable to the location and matches the style of the neighbouring property. The scheme also retains a lower form of the garage in order this is read as distinct different building form to the main dwelling. The dwelling would not be of a size or configuration that would create a separate dwelling (part iii). Part iv is not particularly relevant as there are no outbuildings proposed. Thus the development can be seen to comply with Policy DM32.

In addition to the compliance with the design policies, the applicant is also keen to improve the environmental standard of the property and will consider the use of renewables, electric charging points as well as biodiversity improvements to the site.

As the development lies within a countryside area, there is also the requirement to conserve the landscape character of the area in line with Policy SP17. The property lies adjacent to another property to the east with the Pleasant View Garden Centre

front onto Laxton Drive to the south. The site itself is therefore well contained by mature planting to the boundaries and these adjoining properties and thus contributes little to the wider landscape character. That being said, the main views are from Plough Wents Road, and thus the front of the property is the key vantage point and visual receptor.

The aerial photograph below show this contained position and the form of the property will remain largely similar to the current form. Indeed, the roof height will not exceed that of the existing property and will form a half hipped roof that will replicate the character of the adjoining property. Furthermore, the scheme retains the low link between the garage and the property ensuring the garage retains its subservience. The extensions to the rear will be unseen and will largely replace existing additions to the rear of the property or infill existing voids to the rear of the property. Thus, the development will meet the objectives of SP17 and will be acceptable from a landscape perspective.



Therefore, the applicant has followed the advice at the pre-application stage and the application will meet the relevant policies in terms of design and extending properties within rural areas. The development can therefore be considered to be sustainable development and will meet the policies of the development plan and the National Planning Policy Framework (NPPF). It is therefore anticipated that the council will support the application,

We attach the following plans;

- Site and Block Plan
- Elevations – existing and proposed
- Floorplans – existing and proposed
- Visuals
- Concept plans
- CIL Forms

If you have any queries please do not hesitate to contact me and I look forward to discussing the project at the forthcoming meeting.

Yours faithfully

Ashley Wynn **BA(Hons) MA MRTPI**

Appendix 1



Mr Luke Day
C/O Ashley Wynn
106 Hastings Road
Battle
E SUSSEX
TN33 0TW

21 February 2023

Dear Mr Luke Day

APPLICATION REF: 22/504934/PAMEET
PROPOSAL: Pre-Application On-Site Meeting - Extensions and alterations to create 1st floor space-further to 22/500714
ADDRESS: Pleasant View Plough Wents Road Chart Sutton
Maidstone Kent

I write further to the above-mentioned pre-application enquiry. I have considered the information submitted and would offer the following advice.

Summary of the application:

It is the informal view of the case officer that the proposed extensions to the property at Pleasant View would be acceptable if a planning application was made with the revised plans submitted in January 2023. The initial plans were considered to be excessive and dominated the parent building, however, the newly submitted plans follow the advice provided during the site meeting, and are now found to be subservient to the existing dwellinghouse and visually congruent to the form of the existing property and the character of the surrounding area and countryside. Therefore, the proposal is considered to be in keeping with the local and national planning policies.

Planning History:

22/500714/FULL

Alterations and erection of an additional storey to existing bungalow to create a two storey dwelling together with a part single storey part two storey rear extension. Erection of a first floor extension to existing garage to create office/store.

Refused

Planning and Development

Maidstone Borough Council, Maidstone House, King Street, Maidstone, Kent ME15 6JQ
e: planningtechnicalteam@maidstone.gov.uk w: www.maidstone.gov.uk

13.04.2022

Constraints:

Open countryside

Proposal

This pre-application meeting was requested to gain advice on the addition of an extra floor to the existing dwelling following the refusal of application 22/500714/FULL. The proposed extensions would have increased the volume of the parent dwelling to such an extent where it would have not been considered as an extension. However, during the site meeting changes were discussed, and the proposal now includes extensions that are significantly reduced in comparison to the initial proposal.

Policies:

The Maidstone Borough Local Development Plan (adopted 2017) states the following in relation to the proposal:

Policy DM1 (Principles of good design)

Outlines the importance of high-quality design for any proposal. This includes considering the scale, height, materials, detailing, mass, bulk, articulation and site coverage, respecting the amenities of neighbouring occupiers and properties, responding positively to and, where appropriate enhancing the character of their surroundings, providing adequate parking facilities to meet adopted Council standards, protect and enhance biodiversity.

Policy DM30 (Design principles in the countryside)

iv. Where an extension or alteration to an existing building is proposed, it would be of a scale which relates sympathetically to the existing building and the rural area; respect local building styles and materials; have no significant adverse impact on the form, appearance or setting of the building, and would respect the architectural and historic integrity of any adjoining building or group of buildings of which it forms part.

Policy DM32 (Rebuilding and extending dwellings in the countryside)

- i. The proposal is well designed and is sympathetically related to the existing dwelling without overwhelming or destroying the original form of the existing dwelling;
- ii. The proposal would result in a development which individually or cumulatively is visually acceptable in the countryside;
- iii. The proposal would not create a separate dwelling or one of a scale or type of accommodation that is capable of being used as a separate dwelling; and
- iv. Proposals for the construction of new or replacement outbuildings (e.g. garages) should be subservient in scale, location and design to the host dwelling and cumulatively with the existing dwelling remain visually acceptable in the countryside.

Furthermore, the Residential Extensions – SPD (2009) makes the following points in relation to proposals of this nature.

Design Considerations

5.3 Achieving good design is an aim in the development process and the Local Planning Authority will reject poor designs. Planning policy and other guidance provide basic principles to ensure that new development is not only well designed in itself, but is also sympathetic to its surroundings. This may mean closely following the features of the existing property and the street scene, or producing an innovative solution which follows the design principles set out below particularly in relation to siting, scale, and amenity considerations. The following design principles have been adopted by the Borough Council and will be applied to residential extensions within the countryside.

Scale, Form and Siting

5.7 Policies(1) allow for modest or limited extensions to an original dwelling currently in residential use provided proposals do not adversely impact on the form and character of the original building or the character of the countryside.

5.8 For the purposes of this SPD, the term original dwelling refers to the dwelling as it existed on 1st July 1948, or, in the case of a building constructed after 1st July 1948, as it was first built and granted planning permission.

5.11 In order to meet such policy objectives, any extension should be limited in scale. This applies whether the extension is in a prominent and highly visible location or if there are limited or no public views of it as, if allowed, the argument could be repeated, with a potentially more serious cumulative impact on the countryside.

5.12 An extension should cause no adverse impact on the character or openness of the countryside. The impact of an extension on the countryside is clearly greater if located in prominent locations where it would be highly visible and in some locations any extension may be inappropriate.

Roof Form

5.15 Where an extension is acceptable in principle, its form should be well proportioned and present a satisfactory composition with the house. Roof shape is critical to creating a successful built form. The pitch of extension roofs should normally be as, or similar to, the main house roof pitch.

5.16 Particular account will be taken of the cumulative impact of extensions, including the effect on the character of the original property. Repeated extensions to properties impact significantly on the original form and appearance and are unlikely to be appropriate.

Loft Conversions

5.22 Increasing the roof height of a dwelling by altering the eaves height or the pitch of the roof should be avoided where this would have a detrimental impact on the dwelling or from public viewpoints.

5.25 Where acceptable, dormer windows should be proportionate in scale to the roof plane and where there is a logical or symmetrical layout of doors and windows, should follow the vertical lines of these openings. They should never project above the original ridgeline and should be set back a minimum of 20 centimetres from the eaves to maintain the visual appearance of the roof line.

Proposals should be accompanied by a design statement that explains how the proposed extension:

- Responds to the positive features of the area which contribute to the local distinctive character and sense of place,
- Improves the character and quality of the area by reinstating or reinforcing positive features, and
- Is of high quality which is visually attractive and places emphasis on the local context, good design, sustainability and achieving a high quality of life.

Size of Extension

5.18 In considering an extension to a residential dwelling in the countryside, the Local Planning Authority would normally judge an application as modest or limited in size if, in itself and cumulatively with previous extensions, it would result in an increase of no more than 50% in the volume of the dwelling. Proposed new garages and outbuildings within 5 metres of the existing dwelling will be calculated as part of this volume. The gross volume will be ascertained by external measurement taken above ground level and include the volume of the roof.

Assessment:

Based on the information provided should a planning application be submitted the main considerations would be as follows.

- 1.Design/Visual Impact
- 2.Impact on character of the countryside
- 3.Impact on residential amenity

The proposal would be considered against relevant national and local planning policy, in particular Policies SP17, DM1, DM30 and DM32 of the Maidstone Borough Local Plan 2017, National Planning Policy Framework 2021, and the Residential extensions SPD. These can be found at the following links:

http://www.maidstone.gov.uk/_data/assets/pdf_file/0011/164675/Local-Plan-v2-November-2017.pdf

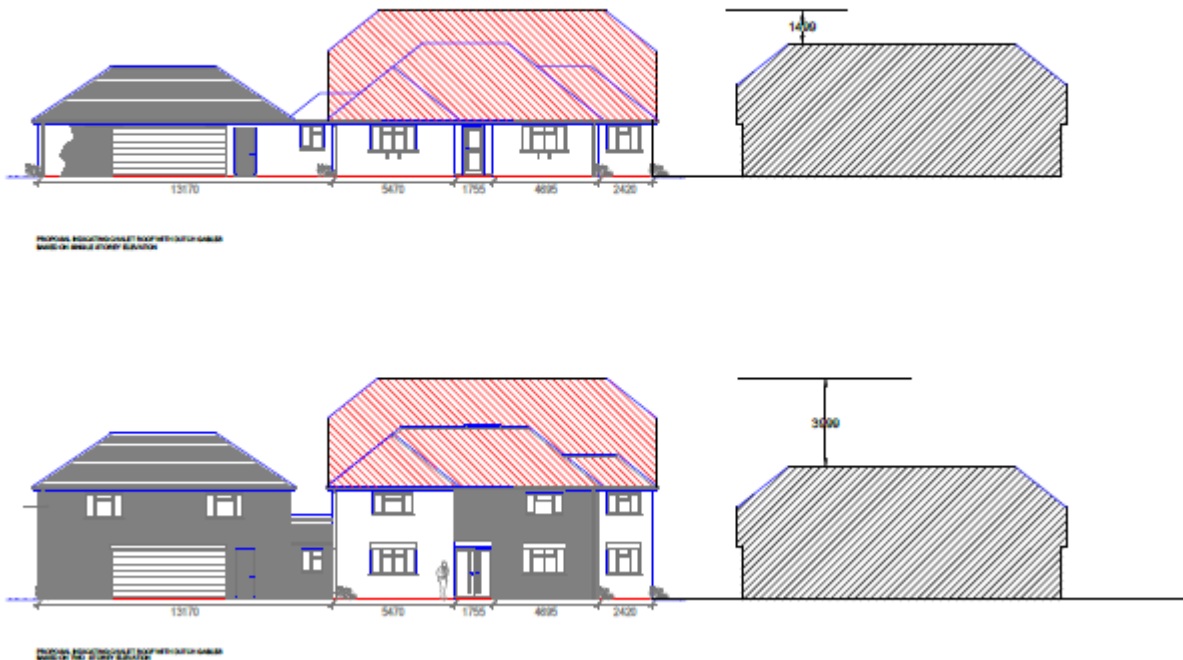
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

http://www.maidstone.gov.uk/_data/assets/pdf_file/0014/12074/Residential-Extensions-SPD-2009.pdf

The assessment of this application will be carried out in two parts, the first part will discuss the impacts of the initial proposal and the second part will discuss the impacts of the new proposal in greater detail.

Impact of the initial proposal

The proposal included two options for extending the existing dwellinghouse, the first option based on a single storey extension and the second option for a two-storey extension.



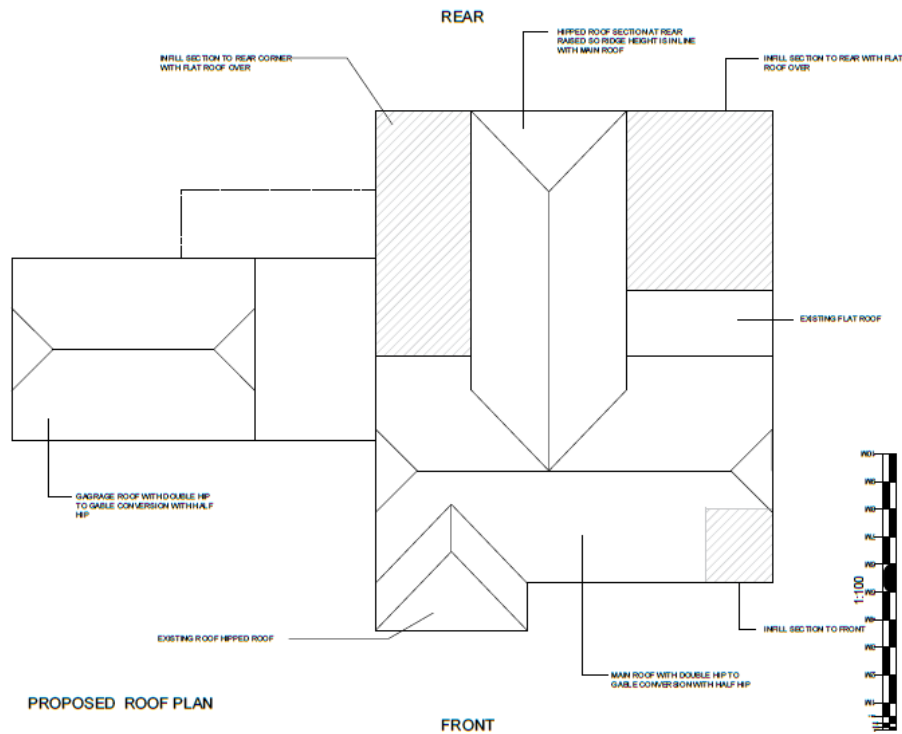
Option 1- This option would increase the roof height by approx. 1.4m, and reduce the separation between the garage and the main building. The voluminal increase could not be judged because the plans provided consisted of insufficient information to determine this factor, however, from the increase shown in the plans and taking into consideration the plans submitted in the previous refusal, it is assumed that the voluminal increase would have been more than 50% of the existing dwellinghouse which would be against the paragraph 5.18 of the residential extensions as mentioned above. This extension would also be overbearing on the neighbouring residential property at Amberlea. Therefore, this option would be against the local and national policies and would be refused planning permission.

Option 2- This option would increase the volume of the property by more than 100% and created an apartment like appearance in the countryside. This option would increase the height of the existing building by approx. 3m which would annihilate the character of the existing building and demolish its integrity as a chalet bungalow in the countryside. This proposal would have a larger negative impact on the visual amenity, on the character of the countryside and the residential amenity of Amberlea.

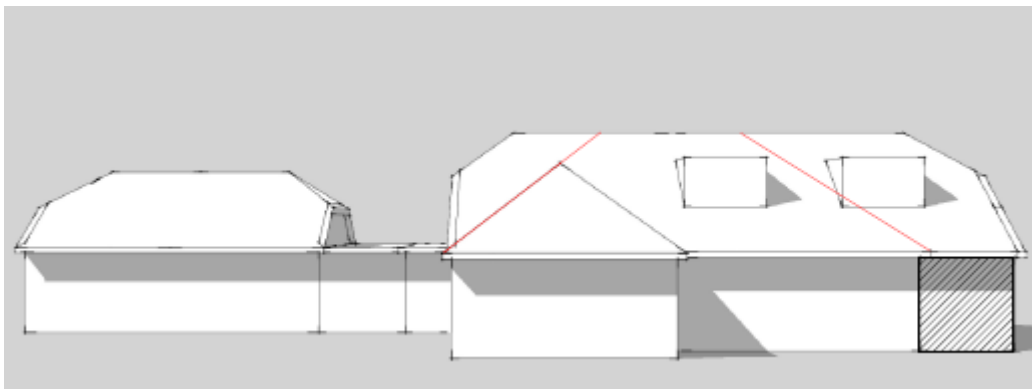
Assessment of the new proposal

Following the site meeting, the new proposal that has been submitted it considered to be much more acceptable. This proposal also includes two options and the impact of both the options will be discussed below.

Option 1 - This proposal is considered to be subservient to the existing dwelling as the extensions would not project above the height of the existing roof and the size of the extensions would not be excessive.



The proposed ground floor infill extension at the front would be a minimal addition to the front elevation of the property and be flush with the existing front façade of the original dwellinghouse. This would allow the existing roof to be extended up to the western edge of the property creating a loft conversion from gable to barn-hipped giving more floor space in the upper floor. This extension would not be overly dominant and would be acceptable as an extension to the existing main roof. The existing roof would also extend on the other side with a loft conversion and maintain the same barn hipped profile on the opposite side of the roof. This would create a visual balance, not dominate the existing roof profile and be acceptable in terms of design and visual amenity. There would be no impact on the residential amenity as the height of the roof would not be larger than the existing roof, and the relation of the application property and Amberlea would ensure that no loss of light or overshadowing would be caused by the proposal on Amberlea.



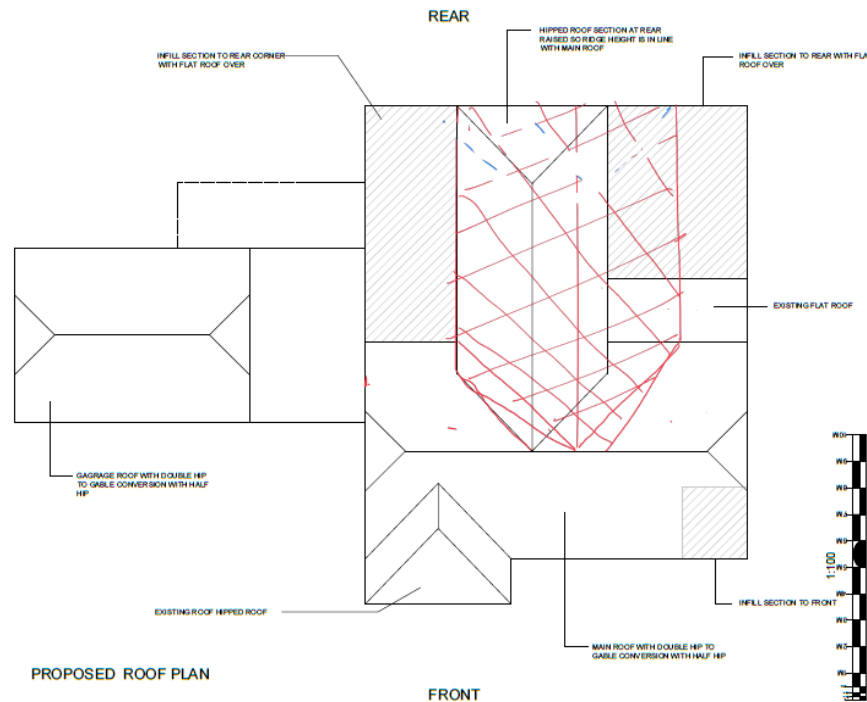
The extensions to the rear of the property would mainly be single storey and not visible from the front elevation. As the extensions are single storey there are no impacts on the residential amenity to consider in terms of overlooking or overshadowing on Amberlea. As part of the rear

extension, the roof height central to the house at the rear would also be increased to bring the ridge in line with the highest roof of the existing dwellinghouse. This extension would also be acceptable as it would be a marginal increase to the height of the existing roof and if there are no windows proposed on the side walls, there would be no overlooking issues to consider.

The roof extension to the garage with a hip-to-gable roof conversion would not increase the horizontal length of the roof maintaining the gap between the main building and the garage. The roof form would also mimic that of the newly proposed roof. Therefore, this would be considered as an acceptable increase in volume and congruent with the design of the existing building.

All the extensions combined would increase the volume by approximately just below 50%, the extensions appear subservient to the main building and the proposal would not have a negative impact on the residential amenity or visual amenity, therefore, would be acceptable.

Option 2- As this option is very similar to the previous option except for the increase in width to the existing sloped roof to the rear of the dwellinghouse, the factors that would be considered for this would be increase in volume, bulk and mass of the proposal overall.



As this property has been previously extended, the cumulative increase of volume to the existing building would be excessive. The mass and bulk of this option would appear to be much larger than option 1 and the increase of width would create a flat roof in between which would make the extension appear less subordinate to the existing dwelling (although the plans are less clear for this option to fully interpret what is proposed). Overall, however, it is considered that this option would more likely be refused due to its harm on the existing dwellinghouse and visual amenity and character of the countryside.

Documents required to be submitted:

Notwithstanding the advice above, should you wish to submit an application for planning permission there are National and Local requirements to make the application valid. The validation checklist of what is needed can be found online at:

https://www.maidstone.gov.uk/_data/assets/pdf_file/0014/335102/Validation-Checklist-Final-April-2020.pdf. The following additional information is also required:

- Visual impact assessment
- Landscape and biodiversity assessment

If you wish to submit an application you can do so online at:

www.planningportal.co.uk/applications

The advice given above does not indicate any formal decision by the Council as Local Planning Authority. Any views or opinions are given in good faith and to the best of ability, without prejudice to the formal consideration of any planning application. The final decision on any application that you may make can only be taken after the Council has consulted local people, statutory consultees and any other interested parties. The final decision on an application will then be made by senior officers or by the Council's Planning Committee and will be based on all of the information available at that time.

The advice will be carefully considered in reaching a decision or recommendation on any resulting application; subject to the proviso that circumstances and information may change or come to light that could alter that position. It should be noted that the weight given to pre-application advice notes will decline over time.

The Council formally approved our Community Infrastructure Levy (CIL) Charging Schedule at Full Council on 25 October 2017. It was implemented on Monday 1 October 2018 with further details available on the Council's website at the following link:

<http://www.maidstone.gov.uk/home/primary-services/planning-and-building/primary-areas/local-plan-information/tier-3-primary-areas/community-infrastructure-levy>

Works may also require separate approval under the Building Acts and you are advised to contact the Council's Building Control Section at building@maidstone.gov.uk or 01622 602701 with the following a link to the relevant webpage. <https://tinyurl.com/ybx7u5mo>

Yours sincerely

For Head of Planning & Development

Gautham Jayakumar
01622 602808