

Marcus. J. Kidner  
Building Surveyor

Violet Cottage  
Pleasant Valley Lane  
East Farleigh  
Maidstone  
Kent  
ME150BB

14<sup>th</sup> October 2023  
Planning Officer  
Maidstone Borough Council  
Maidstone House  
King Street  
Maidstone.

Dear Sir,

*Demolition of Existing Extensions To The Rear Together With The Erection of Part Single Storey And Part Two Storey Extension To The Rear To Provide Additional And Improved Living Accommodation at 3 Vicarage Lane East Farleigh For Mr. & Mrs. Simmons*

*In support of our planning application to upgrade and improve the existing dwelling and to provide the accommodation desired by the applicants and members of their family, I submit supporting information as follows.*

**Location.**

*The application site is located in Vicarage Lane in the village of East Farleigh located South West of Maidstone. East Farleigh is a country village consisting largely of a number of small hamlets with its main centre being around the junction of Lower Road, Station Hill and The Green which then leads into Vicarage Lane. The application site comprises a semi detached two-storey dwelling with three small bedrooms at first floor level and a lounge, kitchen and bathroom at ground floor level. To the rear and attached to the house at ground floor level additional living and storage space has been added over the years however this added accommodation is generally poorly constructed and is in need of replacement. The dwelling enjoys a modest garden to the front and at the rear and three car parking spaces are provided at the bottom of the rear garden area. No. 3 Vicarage Lane is one of fourteen semi-detached houses positioned on the West side of Vicarage Lane just North of The Local Primary School.*

**Local Development.**

*The fourteen dwellings referred to above are two and three bedroomed semi detached dwellings built by Maidstone Rural District Council just after World War 2. The dwellings are small and over the years many of the dwellings have been extended to give additional living space. I would draw your attention in particular to no. 1 Vicarage lane, which has benefitted from planning approval for a roof conversion together with a two-storey rear extension and to no. 12 Vicarage Lane, which has been extended in a similar form as we are proposing for the application site. The two cases referred to illustrate a degree of scope and scale that Maidstone Borough Planning have accepted in the recent past.*

**Design Approach.**

*Mr. & Mrs. Simmons occupy the application site and live there with their daughter and their son together with his wife and young daughter. A further addition to the son's family is expected soon. The son and his young family are hardworking but they have little hope of being able to afford a house of their own. All of the family members mentioned get on well and are happy to live together however the accommodation is not suitable both in quality or in size. Consequently we propose to remove the unsatisfactory random additions to the rear of the property and to replace them with a well designed, well built extension giving the necessary additional living accommodation to allow the whole family to enjoy their lives together in the years to come.*

*The Supplementary Planning Document 2009 (Residential Design Guide) calls for development to residential properties to respond positively to the good features of the area. It asks that development should improve the character and quality of an area by reinforcing worthy local features and that any development should be of high quality, visually attractive, with emphasis on the local context, be of good design, be sustainable and respect the amenities and privacy of adjoining properties.*

*There will be no loss of privacy to neighboring private spaces or indeed to habitable room windows. The adjoining property, no. 2 Vicarage Lane has no habitable room windows facing the shared boundary and there are no habitable room windows facing down the garden that will be affected by the proposed extension. The only windows on the gable end to no. 2 serve a landing to the stairs, a toilet and a bathroom at ground floor level and another landing and a box room at first floor level. The area of the boxroom is approximately 4m<sup>2</sup> in usable floor area and as such fails by a large margin to qualify as a bedroom. It should be noted that because of the considerable difference in level between no's 2 and 3, even though the faces of the gable walls are 2.8m apart, the side windows to no. 2 are shaded already by the existing structure at no. 3. Although the proposed extensions will not make this situation any worse we have never the less set back the side wall to the proposed extension giving a distance between the proposed extension and the line of the adjoining gable wall of 3.1m.*

### **Summary.**

*The proposed extensions have been carefully designed so as to respect the immediate surroundings and the proposed extension will blend well into this attractive rural scene. The proposal is of a scale and design, which will not overwhelm or destroy the character of the host dwelling and the proposal will contribute to the general character of the area.*

*The proposals will not harm in any way the pleasant character of the area or result in the loss of light or reduced levels of privacy in relation to adjoining properties and I respectfully ask that you support our application.*

*Yours faithfully,  
M.J.Kidner*