

NOTES FOR TECH		
APPLICATION PROPOSAL		Ref No 18/504375/FULL
Demolition of single storey rear extension and erection of a replacement single storey pitched roof extension, internal and external alterations and demolition of rear single storey container shed and erection of a garage.		
ADDRESS The Pest House Claygate Road Yalding ME18 6BB		
RECOMMENDATION - Application Permitted		
WARD Marden And Yalding	PARISH/TOWN COUNCIL Collier Street	APPLICANT Rachel Allwood AGENT
DECISION DUE DATE 09/11/18	PUBLICITY EXPIRY DATE 05/10/18	

Officer Site Visit

04.10.18

RELEVANT PLANNING HISTORY (including relevant history on adjoining site)

14/504397/FULL-Demolition of existing single pitch rear extension and replace with erection of single-storey pitched roof extension inclusive of external and internal alterations; demolition of rear single-storey container shed and replace with a garage. Approved 12.06.15.

14/504406/LBC-Listed Building Consent for the demolition of existing single pitch rear extension and replace with erection of single-storey pitched roof extension inclusive of external and internal alterations, removal of open sided front porch, and installation of two rooflights to existing rear roof slope. LB consent granted 12.06.15.

17/506535/FULL-Redevelopment of the site comprising the erection of 28 new dwellings, with associated garages, car barns and parking spaces, landscaping, tree planting and enhancements to existing ponds, including amenity area for nature conservation and new shared surface access road off Claygate Road. (Site of Bentletts Scrap Yard) Approved 06.07.18.

DESCRIPTION OF SITE

The site is located on the south-western side of Claygate Road, opposite the junction of Jarmons Lane with Claygate Road, and the site is occupied by a detached two-storey cottage with steeply pitched roof and a large single-storey shallow pitched lean-to extension to the rear (south-western side). The building has a brick finish to the ground floor with tile hanging to the upper floor, and plain clay tiles to the roof. The lean-to extension to the rear has a brick and render finish. The building is Grade II listed. The listing refers to the building as 'House, formerly a pest house, now house. C16, with C19 or C20 façade'. A concrete access drive off Claygate Road runs along the north-western side of the cottage and leads into an extensive former vehicle scrap yard (formerly Bentletts Farm) to the rear of the property which has the benefit of planning permission for redevelopment for residential purposes (28 new dwellings) granted under application reference 17/506535/FULL. To the south-east the site is adjoined by a modern detached chalet bungalow at Little Bentletts. An agricultural field adjoins to the north-west and open fields stand opposite along the north-eastern side of Claygate Road.

The site forms part of the open countryside and is not subject to any landscape designation.

PROPOSAL

The application proposes the removal of the existing single-storey shallow pitched lean-to extension to the rear (south-western side) of the dwelling and the erection of a replacement single-storey extension with pitched roof on more or less the same footprint as the existing. The existing building incorporates a catslide roof to the north-western end and the existing catslide roof is to be continued across the north-western end of the proposed extension. The pitched roof to the proposed extension is divided into two sections with a central valley between and gables to the rear (south-western) elevation. The proposed extension extends 4.675m out from the rear (south-western) elevation of the main building and extends 8.890m along the rear (south-western) elevation which has an overall length of 12.4m. The submitted plans show the roof ridge lines to the proposed extension to be 1.5m below the roof ridge line to the existing main building. The Design and Access Statement submitted with the application states that the new extension will be constructed in red brick, with plain clay tile hanging to the upper section and a plain clay tile roof. A new rooflight is proposed to the south-west facing (rear) roofslope of the existing dwelling.

The submitted plans show the proposed rear extension to provide a kitchen/dining room, bathroom and rear entrance lobby to the existing dwelling.

An existing metal storage container to the rear of the property is to be removed and replaced with a detached pitched roofed garage building accessed from the existing access drive along the north-western side of the property. The proposed garage building has overall dimensions of 6.065m in length, 3.365m in width, and 3.987m in overall height. The proposed garage building has a pitched hipped ended roof and the submitted Design and Access Statement states that the garage building will be constructed using stock bricks with plain clay tiles to the roof.

The proposed single-storey rear extension and detached garage are more or less identical to those approved previously under application ref. 14/504397/FULL but not implemented.

POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Development Plan: Maidstone Borough Local Plan (Adopted October 2017): Policies SS1, SP17, SP18, DM1, DM3, DM4, DM30, DM32
Supplementary Planning Documents: Residential Extensions Supplementary Planning Document (May 2009)

LOCAL REPRESENTATIONS

	COMMENTS RECEIVED	OFFICER RESPONSE
Collier Street Parish Council	The Parish Council support the application.	The recommendation to approve the application is consistent with the Parish Council's comments.
Residential Objections	No responses/representations received from the occupiers of	No response required.

Number received: None.	neighbouring properties objecting to the application.	
Residential Support Number received: None.	No responses/representations received from the occupiers of neighbouring properties in support of the application.	No response required.

CONSULTATION RESPONSES

Natural England: No comments to make on the application.

BACKGROUND PAPERS

The application is accompanied by the following drawings/documents:

Drawing No. LN35_150.01 Rev. P1 – Site location plan
Drawing No. LN35_150.02 Rev. P1 – Existing site plan
Drawing No. LN35_150.03 Rev. P1 – Proposed site plan
Drawing No. LN35_150.04 Rev. P1 – Existing plans and elevations
Drawing No. LN35_150.05 Rev. P2 – Proposed plans and elevations
Drawing No. LN35_150.06 Rev. P1 – Proposed floor plan and elevations (Single garage)
Drawing No. LN35_150.07 Rev. P1 – Existing floor plan and elevations (Metal container)
Design and Access Statement (July 2018)
Barbara Woda Associates Ltd – Listed Building Appraisal
CgMs Heritage - Built Heritage Advice Note dated 27.03.18
FPCR Environment & Design Ltd – Bat Report dated 25.07.18
New Concept Asbestos Ltd – Survey for Asbestos report dated 26.10.17
Ashenden Graham Chartered Surveyors – Building Survey
Flood Risk Assessment

APPRAISAL

Policy

Policy DM32 of the adopted Maidstone Borough Local Plan relating to rebuilding and extending dwellings in the countryside states that proposals to extend dwellings in the countryside which meet the following criteria will be permitted:

- 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.

The Council's Supplementary Planning Document – Residential Extensions states that in the countryside, all proposals should respect local distinctiveness and be of high quality design in order to maintain character. The SPD states that an extension should be modest in size, subservient to the original dwelling and should not overwhelm or destroy its original form.

The SPD further states that any extension should be limited in scale and this applies whether the extension is in a prominent and highly visible location or if there are limited or no public views of it. The SPD states that an extension should cause no adverse impact on the character or openness of the countryside and that 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. The SPD states that facing materials and detailing of an extension should normally match those used in the existing building or, if this is not the case, should be in harmony with it.

With regards to garages and other outbuildings the Council's Supplementary Planning Document – Residential Extensions states that such buildings should not impact detrimentally on the space surrounding buildings or the character and openness of the countryside by virtue of their scale, form or location. The SPD states that the scale of garages and other outbuildings should not be in excess of what might reasonably be expected for the function of the building. The SPD further states that garages and outbuildings should not compete with the main house and consequently should be sympathetically positioned away from the front of the house and should be simpler buildings.

Scale, design and appearance

Whilst the proposed single-storey rear extension has a higher roofline than the existing extension it replaces, the proposed extension remains subservient to the main two-storey dwelling in terms of height and scale, and there is minimal increase in building footprint as the proposed extension replaces the existing rear extension. The proposed extension represents a significant improvement in terms of design and appearance compared to the existing extension it replaces and the proposed extension integrates better with the existing two-storey dwelling. It is not considered that the proposed extension would overwhelm or destroy the original form and/or character of the original dwelling.

The proposed detached garage building replaces an existing metal storage container to the rear of the property and is accessed from the existing access drive along the north-western side of the property. The proposed garage building incorporates a brick finish with a pitched hipped ended clay tiled roof. The proposed detached garage building is more appropriate in terms of design and scale compared to the existing metal storage container it replaces and is considered to accord with the above SPD guidance for garages and outbuildings.

A condition can be imposed on any grant of planning permission requiring samples of the external surfacing materials (brick and tile) to be used on the rear extension and detached garage to be submitted for approval. The submission of full details of the windows and doors for approval also needs to be conditioned.

Subject to the above conditions being imposed on any grant of planning permission, it is not considered that the proposed rear extension and detached garage conflict with the relevant adopted Local Plan policies or the guidance in the Supplementary Planning Document – Residential Extensions.

Character and appearance of the area

The site is a residential property which forms part of the open countryside outside of any settlement boundary shown on the Policies Map to the adopted Local Plan. To the south-east the site is adjoined by a modern detached chalet bungalow at Little Bentletts and there are further isolated dwellings beyond Little Bentletts to the south-east. To the rear of the application property is an extensive former vehicle scrap yard (formerly Bentletts Farm) which has recently been granted planning permission under reference 17/506535/FULL for redevelopment with the erection of 28 new dwellings. An agricultural field adjoins the

application site to the north-west and open fields stand opposite along the north-eastern side of Claygate Road. The application property is well set back from the Claygate Road frontage.

Policy SP17 of the adopted Local Plan seeks to protect the countryside from inappropriate development proposals which result in harm to the character and appearance of the area.

Government guidance in the NPPF (para. 170) states that planning policies and decisions should contribute to and enhance the natural and local environment by (amongst other measures) protecting and enhancing valued landscapes.

As noted under the heading Scale, design and appearance above, the proposed rear extension and detached garage building represent a significant improvement in terms of design and appearance compared to the existing rear extension and metal storage container they replace. The proposed extension and garage would not appear as visually intrusive or incongruous in the open countryside location and given the existing situation at the property and the nature of the immediate surroundings, it is not considered that the proposals would be harmful to the character and appearance of the area. The proposed rear extension and detached garage are not considered to conflict with the aims and objectives of Policy SP17 of the Local Plan or Government guidance in the NPPF in terms of maintaining the character and appearance of the area.

Impact on Listed Building and setting

The Pest House building is Grade II listed. The building is a modest timber-framed building, dating from the 16th Century. The building is a one and a half storey building, the first floor being partly within the roof space. It has a steeply pitched roof, a prominent brick chimney and a large cat-slide roof over an outshot, which was added in the nineteenth century. To the rear, the building has a twentieth century lean-to extension in brick and render and with a shallow pitched roof. The extension is of very poor architectural quality and is considered to detract from the architectural value of the listed building.

Government guidance in the National Planning Policy Framework states (para. 193) that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. The NPPF further states (para. 194) that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

As noted under the heading Scale, design and appearance above, the proposed rear extension and detached garage represent a significant improvement in terms of design and appearance compared to the existing rear extension and metal storage container they replace. The proposed rear extension with tiled pitched roof integrates better with the existing two-storey dwelling than the existing unsympathetic extension it replaces. The currently proposed extension is more or less identical to that previously approved under application ref. 14/504397/FULL but not implemented. The proposed detached garage is considered acceptable in terms of its impact on the setting of the listed building. Subject to conditions to secure the submission of samples of materials (brick and tile) to be used and joinery details for consideration and approval, it is not considered that the proposed replacement rear extension and detached garage would be harmful to the character and appearance of the Grade II listed building or its setting.

Impact on the outlook and amenity of adjoining occupants

The submitted proposed site layout plan shows the proposed replacement single-storey rear extension to be set 4m in from the side boundary common with the neighbouring chalet bungalow at Little Bentletts to the south-east of the site and the neighbouring chalet bungalow is shown to be sited 4m in from the common side boundary with the application property. The pitched roofline to the proposed rear extension slopes up away from the common side boundary. The proposed rear extension is set slightly further off the common side boundary with the neighbouring property at Little Bentletts than the existing rear extension it replaces. Although the proposed rear extension has a higher roofline than the one it replaces, the separation between the proposed rear extension and the neighbouring property at Little Bentletts is considered to be sufficient to prevent any unacceptable unneighbourly overbearing or enclosing impact, overshadowing, or loss of daylight/sunlight or outlook to the neighbouring property.

Whilst the proposed detached garage to the rear of the property replaces an existing metal storage container and backs onto the rear side boundary common with the neighbouring property at Little Bentletts, given the limited height and scale of the proposed garage building, it is not considered that there will be any unacceptable unneighbourly impacts.

The proposed single-storey rear extension and detached garage do not raise any issues of overlooking and loss of privacy to the neighbouring dwelling at Little Bentletts. There is no potential impact on any other neighbouring properties, including the approved residential development of the adjoining former vehicle scrap yard (formerly Bentletts Farm).

Parking and traffic

The proposed single-storey rear extension replaces the existing single-storey rear extension and there is minimal, if any, additional floorspace to the property. It is not considered that the proposed replacement rear extension will generate any additional parking requirements and/or vehicle movements to and from the site. The application incorporates the provision of a detached garage to the rear of the property with access from the existing access drive which runs from Claygate Road along the north-western side boundary of the property. The proposed garage can be controlled by condition so as to be retained and available for parking. Subject to this condition, it is not considered that the proposals raise any parking and/or traffic impact issues.

Ecology

The submitted Bat Report states that during the surveys single common and soprano pipistrelles were observed roosting beneath hanging tiles on the eastern side of the Pest House with no more than one bat confirmed roosting during any one survey. The report states that the presence of this bat roost is a statutory constraint to the works on the building and the destruction of the roost will therefore require a European Protected Species licence or Low Impact Licence from Natural England to legitimise the works. The existing rear extension and the metal storage container to be removed were considered to have negligible potential to support roosting bats with no evidence recorded during surveys. The removal of these buildings/structures will not impact the roost site (on the main Pest House building) and therefore the presence of a roost is not a constraint to their demolition/removal. The submitted Bat Report incorporates a mitigation strategy to maintain the favourable conservation status of the species identified and this includes the installation of three bat boxes on suitable trees within the development. The Bat Report also recommends the installation of a starling nest box on a suitable tree to mitigate the loss of a nest site within the existing Pest House building. The recommended mitigation measures set out in the Bat Report, including the installation of bat boxes and a starling nest box, can be secured by planning condition imposed on any grant of planning permission.

Flood risk

The site is within Flood Zone 2 as shown on the Environment Agency's Flood Map. The submitted Flood Risk Assessment indicates that the Pest House floor level is already above the 1 in 1000-year flood level and concludes that the site is at negligible risk of groundwater flooding.

CONCLUSION

The proposed rear extension and detached garage represent a significant improvement in terms of design and appearance compared to the existing rear extension and metal storage container they replace. The proposed rear extension integrates better with the existing two-storey dwelling than the existing unsympathetic extension it replaces. The proposed rear extension and detached garage are considered acceptable in terms of impact on the character, appearance and setting of the existing property, which is Grade II listed, and visual impact within the open countryside location.

The proposed single-storey rear extension and detached garage are more or less identical to those approved previously under application ref. 14/504397/FULL but not implemented.

The proposed rear extension and detached garage are not considered to have any unacceptable unneighbourly impacts or raise any parking and traffic impact issues. Appropriate mitigation for the ecological impacts at the site can be secured by planning condition.

The application for planning permission can therefore be recommended for approval.

EIA Screening

EIA Development	No
Comments	Not Schedule 1 or 2 development. Not AONB

RECOMMENDATION – Application Permitted subject to the following conditions/reasons:

(1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission;

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

(2) No development shall be carried out above the respective ground floor slab levels to the single-storey rear extension and the detached garage building hereby permitted until full details, including samples, of the external surfacing materials to be used on the extension and garage building have been submitted to, and approved in writing by, the Local Planning

Authority. The development shall be carried out in accordance with the approved details and samples of external surfacing materials;

Reason: To ensure a satisfactory appearance to the development and safeguard the character, appearance and setting of the Grade II listed building.

(3) No development shall be carried out above the respective ground floor slab levels to the single-storey rear extension and the detached garage building hereby permitted until full details of the following matters have been submitted to and approved in writing by the Local Planning Authority:-

- a) New external joinery details for all new and altered windows and doors, including framing and mouldings, to a scale of 1:20;
- b) New, replacement and/or relocated rainwater goods and soil vent pipes, including design, materials and colour finish, to a scale of 1:10;
- c) The new rooflight window to the south-west facing roof slope, to a scale of 1:20;

The development shall be carried out in accordance with the details approved;

Reason: To ensure the details are satisfactory and ensure the character, appearance, fabric and setting of the Listed Building are safeguarded and maintained, and in the interests of the visual amenities of the locality.

(4) The detached garage forming part of the development hereby permitted shall be kept available for domestic parking purposes in connection with the dwelling on the site at all times. No development, whether permitted by a Development Order or not, shall be carried out in any position which would preclude access by motor vehicles to the garage;

Reason: To ensure adequate provision is retained for off street parking to prevent obstruction of the highway and to safeguard the amenities of the adjoining area.

(5) The development hereby permitted shall be carried out in accordance with the recommendations and mitigation strategy in the submitted FPCR Environment & Design Ltd - Bat Report dated 25.07.18 (Pages 5 and 6), including the provision of bat boxes and a starling nest box as recommended. The bat boxes and starling nest box shall be provided within the site in accordance with the recommendations and mitigation strategy in the submitted FPCR Environment & Design Ltd - Bat Report dated 25.07.18 (Pages 5 and 6) on completion of the development and shall thereafter be retained and maintained;

Reason: In order to safeguard and/or enhance the ecological and biodiversity interests of the site in accordance with Government guidance in the National Planning Policy Framework 2018.

(6) The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following submitted plans/document:

Drawing No. LN35_150.01 Rev. P1 - Site location plan
Drawing No. LN35_150.03 Rev. P1 - Proposed site plan
Drawing No. LN35_150.05 Rev. P2 - Proposed plans and elevations
Drawing No. LN35_150.06 Rev. P1 - Proposed floor plan and elevations (Single garage)
Design and Access Statement (July 2018);

Reason: To ensure the quality of the development is maintained and to prevent harm to the residential amenity of neighbouring occupiers.

INFORMATIVES

(1) The HSE should be contacted for advice on the correct procedure for removal/disposal of asbestos from the site, including any found to be present within the existing residential property.


The Council's approach to this application

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), July 2018 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a pre-application advice service, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.

In this instance:

The application was acceptable as submitted and no further assistance was required. The application was approved without delay.

If your decision includes conditions, there is a separate application process to discharge them. You can apply online at, or download forms from, www.planningportal.co.uk (search for 'discharge of conditions').

Delegated Authority to Sign:	Date:
 PRINT NAME:T Ryan	9.11.2018