

DEVELOPMENT CONTROL BOARD

Reference: 22/00327/FUL

Officer: Peter Cooper

Location: Bowmans Lodge
Bowmans Road
Dartford
Kent
DA1 3QP

Proposal: Erection of first floor (with mezzanine) side extension and front porch

Applicant: Mr A Sandhu

Agent: Design and Plan Consultants Ltd/Mr Shailender Nagpal

Parish / Ward: Not Parished / Heath

RECOMMENDATION:

Approval

SITE DESCRIPTION

(1) Bowmans Lodge is a detached two storey dwelling located to the rear of terraced properties fronting onto Bowmans Road. Access is from Bowmans Road via a long drive. Dartford Heath lies to the south, east and west of the site although due to vegetation surrounding the property, the property is not conspicuous from these locations.

(2) The property has a large rear garden and space to park a number of cars to the front of the property.

(3) The site lies just outside of the Green Belt, on the edge of a large urban area of housing.

THE PROPOSAL

(4) The proposal is for a first floor side extension which would be built over an existing flat roof side projection and would provide a bedroom with en suite and a mezzanine above the entire floorspace of the bedroom. It would have a pitched roof spanning the depth of the side extension and a flat roof to the front above the new porch area.

(5) A new pitched roof would connect the ridge of the existing roof to the new first floor extension. There would be no accommodation within that roofspace.

RELEVANT HISTORY

(6) 06/00274/FUL - Erection of a first floor side extension, a rear conservatory together with conversion of existing garage into habitable room - approved. This is a similar proposal to the one before Members now but the first floor element was never implemented.

(7) 21/00160/FUL - Erection of a first floor side extension, single storey rear extension (to replace an existing conservatory) and outbuilding. The single storey rear extension element of this permission has been implemented but the first floor extension and outbuilding has not. The current application looks to increase the height of the first floor extension so as to allow a more practical and useable mezzanine level above the new bedroom.

COMMENTS FROM ORGANISATIONS

(8) KCC Heritage state that the site lies within an area of multi-period archaeological potential. However, they consider it unlikely that these proposals, immediately adjacent to the existing dwelling, would have a significant below-ground archaeological impact and have no further comments to make in this case.

(9) Environmental Health ask for a condition controlling the hours of construction.

NEIGHBOUR NOTIFICATION

(10) No comments have been received from local residents.

RELEVANT POLICIES

(11) The Dartford Core Strategy 2011, the Dartford Development Policies Plan 2017 and the Kent Minerals and Waste Local Plan 2016 form the Dartford's Development Plan and the application should be determined against this unless material considerations indicate otherwise.

(12) Adopted Dartford Core Strategy adopted 2011

(13) Adopted Dartford Development Policies Plan 2017
DP1: Presumption in favour of sustainable development
DP2: Good Design
DP7: Borough Housing Stock and Residential Amenity

(14) Dartford Local Plan to 2037 - Draft Document September 2021 (The policies in the draft Plan are now a material consideration in the determination of planning applications but currently carry only limited weight). Policies M1 and M11 are most relevant.

(15) Dartford Parking Standards Supplementary Planning Document 2012

(16) The National Planning Policy Framework is also a material consideration.

COMMENTS

Key Issues

(17) I consider the key issues to be the impact on the visual amenities of the area, the impact on the residential amenities of adjacent properties and the adequacy of parking.

Visual amenities:

(18) This property is stand alone in terms of its design and position within the road. As noted above, it is set back from the road and accessed via a long drive. It sits behind, but slightly to the east, of a row of terraced properties. It has pitched and flat roofs and an irregular window arrangement which makes it distinctive in design.

(19) The proposed first floor extension would not be readily visible from public vantage points given its set back from the road and vegetation surrounding the site to the south, east and west.

(20) The proposal has been amended after concerns raised by Officers in respect of the cohesiveness of the original design. The current proposed first floor extension to provide the additional bedroom and mezzanine level would be taller than the existing ridge height by approximately 1.7 metres. This would make that element of the building the most dominant. In general, it is good practice for an extension to be subservient to the main dwelling. That is not the case here. However, given the stand-alone nature and unique design of the existing dwelling, I am of the view that a different approach would be appropriate here. The proposed

extension would have the effect of reorienting the principle element of the building so that the side addition would appear as the main elevation and the existing elevation would appear as the subservient addition. I consider that there is no demonstrable harm caused to visual amenities as a result of this arrangement. I cannot identify any notable harm to visual amenities or to the character of the area. As such, I consider that the tall first floor extension would be acceptable.

(21) The proposed flat roof element to the front of the proposal would sit above the proposed porch and porch overhang. It would only span a narrow section of the front elevation at eaves height and, given the unique design of this dwelling, would not appear odd or out of place in my view.

(22) The proposed pitched connecting roof is a necessary element of the design which ties the proposed extension to the existing dwelling so that the dwelling reads as one building. I therefore consider that this element of the proposal is acceptable with no harm to visual amenities.

(23) Overall, I consider that the proposed design would have no harm to the appearance of the host dwelling, the visual amenities or the character of the area.

Residential amenities:

(24) The proposed first floor extension would be 16 metres away from the rear elevation of the closest neighbouring property - no. 14 Bowmans Road. This distance is sufficient in my view to ensure that there would be no overshadowing or an overbearing impact on this property and other neighbouring properties.

(25) There are two full height windows proposed within the north facing elevation of the proposed first floor extension. These would face down into the rear garden of no. 14 Bowmans Road and the adjacent properties. At a distance of 16 metres I consider that these windows would, without modification, potentially cause harmful overlooking to the areas of important private amenity space immediately to the rear of no. 14 Bowmans Road and adjacent properties. It is therefore important that these windows are obscure glazed and fixed shut apart from a top hung fan light to avoid any harmful overlooking. The applicant is aware of this requirement.

(26) As the north facing windows to the proposed bedroom within the first floor extension would be obscure glazed, it is important to ensure that there is an adequate outlook from this bedroom via an alternative window. Amended plans have been provided to show a clear glazed window within the flank elevation looking to the west. There are no other proposed windows that would cause any harmful overlooking of neighbouring properties.

(27) Overall, subject to a condition to secure obscure glazing and fixed shut window design to the windows in the north facing elevation of the first floor extension, I am of the view that the proposal would have no demonstrable harm to the residential amenities of the dwellings close by.

Parking:

(28) As noted, above, this property has space for at least 4 cars to comfortably park at the front. The property can therefore accommodate any increase in parking demand brought about by the addition of a bedroom. As such, there would be no increased pressure for on-street parking as a consequence of this proposal and no harm to highway safety or amenity.

Other issues

(29) This application is submitted by a local Ward Member and therefore triggers the need for this application to be reported to the Development Control Board.

(30) I note the request from Environmental Health regarding restricting the hours of construction but consider this to be unreasonable for such a small scale development and I note the distance from neighbouring properties.

HUMAN RIGHTS IMPLICATIONS

(32) I have considered the application in the light of the Human Rights Act 1998. I am satisfied that my analysis of the issues in this case and my consequent recommendation are compatible with the Act.

PUBLIC SECTOR EQUALITY DUTY

(33) Due regard has been had to the Public Sector Equality Duty, as set out in Section 149 of the Equality Act 2010. It is considered that the application proposals would not undermine objectives of the Duty.

CONCLUSIONS AND REASONS FOR RECOMMENDATION

(34) The proposal would not cause any harm to the visual amenities of the area and, subject to conditions, would not cause harm to the residential amenities of adjacent properties. Adequate parking is available within the site and as such, there is no harm to highway safety or amenity.

RECOMMENDATION:

Approval

- 01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 01 In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
- 02 The development shall be carried out in accordance with the following plans and documents: Proposed floor plans 1855 04 B; 05 Proposed Floor Plan and Roof Plan; 06 Proposed Elevations and Block Plan & 07 Proposed Elevations.
- 02 For the avoidance of doubt and to ensure a satisfactory form of development.
- 03 Prior to occupation of the development hereby approved the first floor bedroom windows in the north facing elevation of the first floor extension hereby approved shall be obscure glazed with a minimum obscurity level of 3 as referred to in the Pilkington Texture Glass Range leaflet, or nearest equivalent as may be agreed in writing by the Local Planning Authority. Such glazing shall be incapable of being opened with the exception of any top hung fan lights, and shall subsequently be maintained as such at all times.
- 03 To safeguard the privacy of adjoining residents in accordance with Policies DP2 and DP5 of the adopted Dartford Local Plan.
- 04 All materials used externally shall match those of the existing building in colour and texture.
- 04 To ensure that the development does not harm the character and appearance of the existing building or visual amenity of the locality in accordance with Policy DP2 of the adopted Dartford Local Plan.

INFORMATIVES

- 01 This site is within 250 metres of a known landfill site and your attention is drawn to Part C of the Building Regulations, which requires a gas proof membrane to be installed as part of the construction.



Bowmans

Dartford Borough Council 100025870 2022

Dartford Borough Council, T.Clark

Application No.:	22/00327/FUL
Address :	Bowmans Lodge Bowmans Road Dartford Kent DA1 3QP
Date: 3 May 2022	Scale: Not to Scale