



Appeal Decision

Site visit made on 24 January 2023

by C Hall BSc MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21st March 2023

Appeal Ref: APP/U2235/D/22/3306059

7 Glebe Lane, Maidstone, Kent ME16 9BB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Shahid Chowdhury against the decision of Maidstone Borough Council.
 - The application ref. 22/502695/FULL, dated 26 May 2022, was refused by notice dated 11 August 2022.
 - The development proposed is for erection of a two storey side extension and creation of parking area to the front.
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Decision

1. The appeal is allowed and planning permission is granted for a two storey side extension and creation of parking area to the front at 7 Glebe Lane, Maidstone ME16 9BB in accordance with the terms of the application ref 22/502695/FULL, dated 26 May 2022, subject to the following conditions:

1) The development hereby permitted shall begin not later than 3 years from the date of this decision.

2) The development hereby permitted shall be carried out in accordance with the following approved plans: PL02 proposed floor plans, PL04 proposed elevations, PL05 roof plans, PL06 block plan, PL07 location plan (all dated 07/02/2023).

3) The external finishes of the development hereby permitted shall match in material and colour those of the existing dwelling.

4) No development above slab level shall commence until there shall have been submitted to and approved in writing by the local planning authority a scheme of landscaping. The scheme shall include indications of all existing trees and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species during the next planting season in accordance with details which have been first approved in writing by the local planning authority.

Preliminary Matters

2. During the appeal process the appellant has submitted additional plans, which amongst other things show a dual-pitched roof over the rear section of the two-storey side extension, and areas where soft landscaping can be formed to the front of the appeal site. I consider these details to be of a relatively minor nature, and the Council has had the opportunity to comment on the material as part of the appeal process. Consequently, I am of the view that no party would be prejudiced by my consideration of the appeal on the basis of the additional plans. I have updated the description of the development to reflect the precise nature of the proposed extension, and to include the parking area at the front.
3. This notwithstanding, the description of the development on the application form was explicit in referring solely to the erection of a side extension. Whilst the Council has indicated that the single storey rear element has been altered on the additional plans, this does not form part of the proposal for which planning permission is sought. For the avoidance of any doubt, my decision relates only to the two storey side extension and parking area at the front.

Main Issue

4. The main issue is the effect of the development on the character and appearance of the existing dwelling and the local area.

Reasons

5. The appeal site relates to a semi-detached, two-storey dwelling on Glebe Lane in a predominantly residential area. There is a gentle double-bend in the public highway in this part of the neighbourhood, and the building line of houses on either side of Glebe Lane broadly follows the path of the road.
6. The appeal dwelling is prominently located on this double-bend, with the side elevation particularly evident when travelling towards the site from the east. The roof of the proposed two-storey side extension would be clearly visible within the street scene; nevertheless the dual-pitched design shown on the additional plans is a material improvement over the previous flat roof form. The proposal would be similar to the existing shallow dual-pitched roof that currently exists at the rear of the property, and to my mind would harmonise with the overall scale and style of the building.
7. I saw at my site visit that other hardscaped frontages are evident in the vicinity, creating off-street parking spaces for the houses along this side of Glebe Lane. Therefore the proposal to introduce a vehicular access with hardstanding in the front garden of the appeal site would be similar to the way other dwellings close by are provided with off-street parking.
8. To my mind, this part of the appeal scheme would not look out of place subject to a landscaping condition to ensure provision of appropriate new planting, which can be created in the beds shown on the block plan. The considerable variety in the appearance of frontages in the area ensures that the development would then assimilate without causing undue harm to the visual amenity of the locale.
9. I conclude that the scheme would assimilate with the character and appearance of the existing dwelling and the local area. It would meet Policies DM1 and DM9 of the Maidstone Borough Local Plan October 2017 and the Council's Residential

Extensions Guidelines Supplementary Planning Document (2009), which seek to secure new development that is of an acceptable scale and appearance. It would also be consistent with the advice in the National Planning Policy Framework, which states that good design is a key aspect of sustainable development.

Conditions

10. I have considered the imposition of conditions in light of advice in Planning Policy Guidance and the National Planning Policy Framework. In addition to the standard implementation condition, the approved plans are listed for certainty. Further conditions requiring external materials to match those on the existing dwelling and a soft landscaping scheme would provide for a satisfactory appearance.

Conclusion

11. Based on the reasoning above and having regard to all matters raised, the appeal is allowed.

C Hall

INSPECTOR