



Planning Officer
Maidstone Borough Council

SJM Planning Ltd
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18 December 2023

Dear Sir/Madam

2023-1178 – 35 Park Way

Erection of Single Storey Side Extension and conversion of garage to habitable accommodation

I am writing with regards to the above planning application submitted under planning portal reference PP-12685796.

Planning permission was recently granted for the erection of a two storey side and rear extension and conversion of garage to habitable accommodation under reference 23/504088/FULL. When assessing the previous application in relation to residential amenities, visual amenities and design and character the Case Officers report stated that:

'The proposed two-storey side and rear extension would not harm the visual amenity of the area as it would fit unobtrusively with the design of the existing building. Although, the side extension would reduce the gap at the first-floor level between the application property and no.37, due to the design of the extension with the low eaves height at the front, it would not appear to create a terracing effect. Therefore, in balance, would be acceptable within the streetscene.

The proposed garage conversion would not cause any external changes that would significantly alter its existing design, and would maintain a functional link between the main dwelling validating it as ancillary accommodation.

The proposal would not negatively impact upon the residential amenity of any adjoining neighbours as it would not cause significant loss of light, overshadow, overlook, or cause loss of outlook to the adjacent properties. Any loss of privacy which maybe caused will be prevented by the obscure-glazing condition. As such, the proposal is considered to be in keeping with the local and national planning policies and is recommended approval.'

This proposal seeks planning permission for a substantially smaller scheme than that recently approved. We consider that like the previous proposal this application would also accord with Local Plan policies.

Yours Sincerely



Morwenna McKay BSc (Hons) MA MRTPI
Director, SJM Planning Ltd