

MC/12/1818

Date Received: 30 July, 2012

Location: 65 Marshall Road, Rainham, Gillingham, ME8 0AN

Proposal: Increase in roof height to facilitate conversion of bungalow into a two-storey house with a barn hipped roof and dormer to rear, canopy to front, construction of a two-storey side extension incorporating garage and construction of a single storey rear/side extension including rooflight (demolition of garage and existing side element)

Applicant: Mr & Mrs P McDonald

Agent: Mr K Plumb Woodstock Associates 53 Woodstock Road  
Sittingbourne Kent ME10 4HJ

Ward Rainham Central

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**Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 5 December, 2012.**

**Recommendation - Approval with Conditions**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawings numbered MC/11/154.01 rev C, MC/11/154.02 rev C  
MC/11/154.03 rev C received 30 July 2012

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Notwithstanding the drawings submitted, prior to the commencement of works on site, details and samples of the brick and roof tiles to be used externally shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policy BNE1 of the Medway Local Plan 2003.

- 4 Notwithstanding the plans submitted, the proposed en-suite window in the northwest elevation shall be fitted with obscure glass (Pilkington level 5 or equivalent) and, apart from any top-hung light, shall be set a minimum of 1.7m above the level of the internal floor and shall be non-opening. This work shall be carried out and completed before the room is brought into use and shall be retained at all times thereafter.

Reason: To ensure the development does not prejudice conditions of amenity by reason of unneighbourly overlooking of adjoining property, in accordance with Policy BNE2 of the Medway Local Plan 2003.

**For the reasons for this recommendation for approval please see planning appraisal section and conclusion at the end of this report**

### **Proposal**

The submitted application proposes to demolish the existing garage and side element and to increase the roof height to facilitate the conversion of a chalet bungalow into two-storey house with a barn hipped roof and a box dormer to the rear; to construct a two-storey side extension incorporating garage and a single storey rear/side extension including roof light and to provide an open porch to the front door.

The height of the dwelling would increase from (approx) 6.15m up to (approx) 8.5m.

The proposed open porch to the front would be (approx) 1.1m in depth, (approx) 1.85m in width and (approx) 3.5m in height.

The proposed two-storey side extension would be (approx) 3.3m in width, (approx) 8.8m in depth and (approx) 8.5m in height.

The single storey rear extension would be (approx) 7.2m in projection, (approx) 17.1m in width and (approx) 3.2m in height.

The existing property comprises a kitchen, lounge, hall, study and dining room at ground floor (with a detached garage to the rear) and 4 bedrooms and a bathroom within the roof space. As extended the property will comprise a kitchen, lounge, reception, integral garage, utility room, bathroom and large living space on the ground floor; with 4 bedrooms (two with en-suites and one with a dressing room) and a bathroom at first floor; and 2 further bedrooms and a bathroom within the roof space.

## Relevant Planning History

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| MC/12/1769 | Application for a Lawful Development Certificate (proposed) for construction of a garden summerhouse to be used as a games room ancillary to the main house<br>Refused 13 September, 2012  |
| MC/12/0509 | Raising of the whole roof height to facilitate conversion of bungalow into two-storey house, including canopy to front, construction of a two-storey side extension incorporating new bay window to front, single storey rear extension incorporating existing detached garage, with part conversion and new roof to garage, installation of roof lights to front, side and rear to provide additional living accommodation within roof space and creation of basement area to rear (demolition of dormers windows to front and rear)<br>Approved 23 April, 2012 |
| MC/01/0039 | Part change of use from residential to osteopath clinic (Class D1) and conversion of car port.<br>Refused 2 August, 2001   |
| GL/78/30A  | Demolish existing garage and store and rebuild brick garage.<br>Approved 21 June, 1983   |
| GL/78/30   | Second storey side extension<br>Approved 23 March, 1978  |

## Representations

The application has been advertised by individual neighbour notifications to the owners and occupiers of neighbouring properties.

**Two letters** have been received objecting to the application on the following grounds:

- Losing yet another bungalow to a house;
- Significant increase in the mass and height of the original bungalow

**Three letters** have been received advising that they have no objection

## Development Plan

The Development Plan for the area comprises the South East Plan 2009 and the Medway Local Plan 2003. The saved policies referred to within these documents and used in the assessment of this application have been assessed against the National Planning Policy Framework (NPPF) 2012 and are considered to conform.

## **Planning Appraisal**

### *Background*

The Planning Committee will note that permission was granted under MC/12/0509 for extensive extensions and alterations to this property. The differences between that application and the one now proposed are listed below:

- The proposed open porch is smaller than was previously included within a canopy over most of the width of the property.
- The roof design of the property will be barn hip rather than a full hip.
- The previous proposal included a basement
- There will be two gable features within the roof on the front of the property
- The current application proposes a large box dormer window to the rear
- There will be no pitched roof to the rear extension.
- The garage will be demolished and an integral garage provided.

The principle of the scale of extensions has been accepted with the previous approval and the main issue is therefore whether the proposed changes raise concerns regarding design or impact on neighbours.

### *Design*

The principle of the extension to provide a house rather than a chalet bungalow, a 2 storey side extension and a single storey rear extension has already been assessed and approved. The provision of a barn hip slightly improves the appearance of the property, while the removal of the large front canopy and the provision of the gable features over the first floor windows are an improvement. The open porch is a good feature while the integral garage assists in providing some balance to the front elevation. To the rear, the removal of the pitch roof over the single storey extension is slightly disappointing but acceptable. The main fundamental change though is the inclusion of a large box dormer to the rear. This is disappointing but there are other box dormers on properties within the immediate area and indeed the existing chalet bungalow has a large box dormer. Therefore it is not considered that the scheme could be refused on the basis of this element being unacceptable in terms of the character of the area. It is therefore considered that this revised application is acceptable in design terms and accords with Policies BE1 & CC6 of the South East Plan 2009 and Policy BNE1 of the Medway Local Plan 2003.

### *Amenity*

The previous application was carefully considered in terms of its impact on neighbour amenity. In terms of scale, this proposal is little different and indeed the flat roof over the single storey extension will marginally reduce any impact on neighbouring amenity. There are already windows at first floor and therefore it is not considered that the proposal will introduce overlooking that doesn't already exist, and that includes the windows in the box dormer. A condition is recommended to ensure that the only window proposed above ground level to the side of the extended property serving an en suite room, is obscure glazed. The proposed development is therefore considered to have an acceptable impact on amenity and accords with the

provisions of Policy BNE2 of the Medway Local Plan 2003.

### *Highways*

The proposal would result in the creation of a fifth and sixth bedroom. Taking into account the amount of off road parking that would be retained (four parking spaces) there would not be a detrimental impact on the highway in terms of parking problems. The proposal would therefore be in accordance with Policy T4 of the South East Plan 2009 and Policy T13 of the Medway Local Plan 2003.

### *Local Finance Considerations*

None relevant to this application

### **Conclusions and Reasons for Approval**

The proposal in terms of principle, design, neighbours' amenities, and parking provision is acceptable and is in accordance with Policies BE1, CC6 & T4 of the South East Plan 2009 and Policies BNE1, BNE2, and T13 of the Medway Local Plan 2003.

The application would normally fall to be determined under delegated powers but is being referred to planning committee for determination at the request of Cllr Gulvin as the proposal would result in the loss of a bungalow and he feels that the decision is therefore most appropriately made by the Committee.

This application was considered by Members at the Planning Committee on the 14 November 2012, when it was determined to defer for further negotiation.

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### **Background Papers**

The relevant background papers relating to the individual applications comprise: the applications and all supporting documentation submitted therewith; and items identified in any Relevant History and Representations section within the report.

Any information referred to is available for inspection in the Planning Offices of the Council at Gun Wharf, Dock Road, Chatham.