

08 MC/14/3229

Date Received: 31 October, 2014

Location: 86 Hollywood Lane, Wainscott, Rochester, ME3 8AR

Proposal: Construction of two storey side extensions with part two/part single storey to rear; porch extension and increase to driveway to front - demolition of existing side extension and conservatory to rear

Applicant: Mr H Kang

Agent: Mrs T McFadzean Insight Architects The Joiners Shop The Historic Dockyard Chatham Kent ME4 4TZ

Ward Strood Rural

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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 4 February 2015.**

**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: 14-140 001P1, 14-140 002 P1, 14-140 003 P1 and 14-140 004 P1 all received 31 October 2014.

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

- 3 No development shall take place until details and samples of all materials to be used externally have been submitted to and approved in writing by the Local Planning Authority, and the development 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 All windows and doors located on the East and West elevations shall be fitted with obscure glass and apart from any top-hung light, that has a cill height of not less than 1.7 metres above the internal finished floor level

of the room it serves, shall be non-opening. This work shall be carried out and completed before the relevant room is first 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.

- 5 Prior to any part of the extensions hereby approved being brought into use, the extended parking area shown on drawing 14-140 0004 P1 shall be provided surfaced and drained in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason To ensure satisfactory off street parking and in the interests of sustainability.

**For the reasons for this recommendation for approval please see Planning Appraisal Section and Conclusions at the end of this report.**

### **Proposal**

This application seeks planning permission for the construction of two storey side extensions with part two/part single storey extension to rear; porch extension and increase to driveway to front. To facilitate these works it is necessary to demolish the existing side extension and conservatory to the rear.

The proposed two storey extension situated on the Western elevation will have a width of approximately 3.1 metres with a depth of approximately 12.8metres with a further single storey part taking the full depth of the western side element to approx 14.3m. The eaves height will be approximately 5 metres and the height to the ridge of the hipped roof will be approximately 8 metres.

On the Eastern elevation it is proposed to demolish the existing garage and utility room and to construct a new 2 storey side extension with a width of approx 3m and a depth of 8m (which is the approximate depth of the existing dwelling).

The proposed 2 storey rear extension will have a width of 10 metres and a depth of approximately 5 metres at first floor level. At ground floor level the proposed extension will have a width of approximately 13 metres and a depth of 6.4 metres. To facilitate this the existing conservatory will be demolished.

The proposed porch will have a projection of approximately 2.6 metres with a width of approximately 3 metres; the height to the ridge of the hipped roof will be approximately 3.7 metres.

The proposed increase in the driveway to the front will create a minimum of 2 parking spaces.

## Relevant Planning History

MC/12/1686                      Construction of two storey side and rear extensions incorporating balcony to rear, single storey side extension with dormer window to side, raised patio area to rear/side, increase of hardstanding area to front to form in out drive and vehicular crossover (demolition of garage, side projection and conservatory)  
Decision Approval With Conditions  
Decided 1 October, 2012

## Representations

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

**One letter** of representation has been received raising the following summarised planning objections:

- The two-storey extension contradicts the previous approval (MC/12/1686) and takes advantage of the open nature to the West side of the property at no 84.
- Plans are wrong, as the two windows on the side elevation of 84 are main windows.
- No 86, commands an elevated plot and a two-storey extension would impose an alleyway effect between no 84 and no 86 Hollywood Lane which may impact on expansion plans for 84.
- Any future development (ie a garage) would result in this being built in front of the main building line of Hollywood Lane.
- The variously designed properties from no 80 to 90 Hollywood Lane have sympathetic rooflines, which compliment and consider their neighbours.

**Frindsbury Parish Council** has been consulted and objects to this application on the basis that “that the scale of the proposed development is too large and will be overbearing on the adjoining property at no 84 Hollywood Lane...The Parish Council is also concerned about the lack of garaging.”

## Development Plan

The Development Plan for the area comprises the Medway Local Plan 2003. The policies referred to within this document and used in the processing of this application have been assessed against the National Planning Policy Framework, 2012 and are considered to conform.

## Planning Appraisal

### *Background*

Under decision notice MC/12/1686 planning permission was granted for works of a similar nature to the ones that are proposed. The main difference however is that this proposal introduces a hipped roof to the Eastern elevation when compared with the

previous application which had a dormer and cat slide roof.

### *Street Scene and Design*

The development would be visible within the street scene. This surrounding street scene comprises of a mixture of detached bungalow and two storey properties of varying scales. The neighbouring properties to the east (nos. 82 and 84) are more modest detached bungalows, whilst no. 90 to the west in particular is a deep and wide two-storey property. Importantly in this street scene, a general gap of approximately 1m is retained from the boundary, which ensures that a visual break is retained between properties.

With regard to the proposal, the proposed alterations will result in an undoubtedly large dwelling with a footprint of some 13 metres in width by 14.3 metres in depth. Whilst this is bigger than the approved development (please see MC/12/1686) this is only by 1 metre in width and 2.3 metres in depth, a gap of some 1 metre is retained to both boundaries, which is a clear feature within the street scene. The proposed dwelling is of similar proportions to that of no 90 Hollywood Lane and whilst it is now proposed to introduce a hipped roof on the Eastern elevation (replacing the proposed cat slide roof, please see MC/12/1686) this is considered acceptable in terms of the street scene. T

Overall it is considered that the proposed development conforms to the objectives of Policy BNE1 of the Medway Local Plan 2003.

### *Amenity*

It is not considered that the proposed development creates any further overlooking or privacy issues than that, that already occurs. Whilst the proposed development introduces windows and doors to the side elevations (East and West), these serve non-habitable rooms and as such it is considered that no overlooking will occur as a result. The plans show that these doors and windows will be privacy glass and as such it is recommended that a condition be added to secure this.

With regard to day light and sunlight the applicant has submitted a shadow study to show the impact that the proposed development will have on the neighbour at no 84 Hollywood Lane. This shadow test has been independently assessed and is agreed. It is concluded that the proposed development will have a minimal impact on the neighbour at no 84 Hollywood Lane, with the biggest shadow from 4 pm onwards. Recognising that the neighbour at no 84 Hollywood Lane has a large majority of windows to the front and rear of the property it is considered that an acceptable amount of light is received throughout the day.

Overall it is considered that the proposed development conforms to the objectives of Policy BNE2 of the Medway Local Plan 2003.

### *Highways*

It is proposed to demolish the garage as part of this development. To compensate for the loss of the garage it is proposed to increase the hard standing area of the

front garden to allow for a minimum of 2 cars to be housed there. The proposed development would result in the number of bedrooms the property has increasing (from 3 bedrooms to 5 bedrooms). Medway Councils Interim Parking Standards require that both a 3 bedroom and 5 bedroom property provide 2 off street parking spaces and in this case whilst the proposed development will result in the loss of a garage the increase in hard standing to the front will mean that at least 2 cars can park in the front garden. Overall it is considered that the proposed development conforms to the objectives of Policy T13 of the Medway Local Plan 2003.

#### *Other Matters*

It should be noted that should planning permission for this application be refused the applicant can still implement decision notice MC/12/1686.

#### *Local Finance Considerations*

There are no local finance considerations.

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

The proposed development is an appropriate addition to the street scene and local character. The proposed development respects any amenity or highway considerations and conforms to the objectives of Policies BNE1, BNE2, and T13 of the Medway Local Plan 2003. Accordingly this application is recommended for approval.

This application would usually fall to be determined under delegated authority however due to objections raised by Frindsbury Parish Council contrary to officers recommendation, this application falls to be determined at Planning Committee.

See draft decision notice

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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 Medway Council at Gun Wharf, Dock Road, Chatham ME4 4TR and here <http://publicaccess.medway.gov.uk/online-applications/>