

MC/15/4112

Date Received: 20 November, 2015

Location: 1a Ridley Road, Rochester ME1 1UL

Proposal: Raising of roof and formation of a gable end, construction of a first floor front extension with pitched roof incorporating a Juliet balcony to facilitate loft conversion and construction of a single storey rear (south-facing) extension with roof lights, together with engineering works to facilitate the construction of a double garage with a timber decked terrace over part of the garage (demolition of existing side extensions and garage) - resubmission of MC/15/1939

Applicant: Mr Hallam

Agent: Mr Bickford-Sawkins Sawking + Norton Architects Ltd 1 The Quarry Betchworth Surrey RH3 7BY

Ward Rochester West

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 6 April 2016.

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 plan numbers:

110b, 112a, 113a, 114b, 115a, 120b, 121a, 122b, 130b received on the 20th November 2015 and 111c, 140a, 141a, 142A and 143A received on 12th February 2016.

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

- 3 The garage shall not be constructed until details of the garage door 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 No alterations or extensions shall take place to the main dwelling until the methodology for cleaning brickwork to the Ridley Road elevation 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.

- 5 The house extensions shall not be constructed until details of the feature steel supports for first floor projection 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.

- 6 The rear extension shall not be constructed until details of the tata colour coat standing seam roof has 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.

- 7 In this Condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs a) and b) below shall have effect until the expiration of 20 years from the date of occupation of the building for its permitted use.

a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any pruning approved shall be carried out in accordance with British Standard 3998 (Tree Work).

b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.

c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes

of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this Condition and the ground levels within those areas shall not be altered, nor shall any excavation be made without the written consent of the Local Planning Authority.

Reason: Pursuant to condition 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality, in accordance with Policy BNE1 and BNE6 of the Medway Local Plan 2003.

- 8 No part of the garage roof, other than the timber deck terrace shown on plan no. 111c received 12 February 2016 shall be used as a terrace area at any time.

Reason: In order to prevent unacceptable overlooking into the neighbouring property, in accordance with Policy BNE2 of the Medway Local Plan.

- 9 Prior to first use of the timber deck terrace, screening shall be erected along the south-east side boundary of the garage, as shown on plan no. 140a received 12 February 2016 and the screening shall be retained and maintained at that height thereafter.

Reason: To prevent unacceptable overlooking into the neighbouring property, in accordance with Policy BNE2 of the Medway Local Plan.

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 raising of the roof and formation of a gable end of the dwelling, the construction of a first floor front extension with a pitched roof incorporating a Juliet balcony to facilitate loft conversion and the construction of a single storey rear extension with roof lights, together with engineering works to facilitate the construction of a double garage with a timber decked terrace above, along with landscape works (demolition of existing side extensions and garage) - Resubmission of MC/15/1939.

The roof alterations would provide a gable end which would increase the ridge height approx. 1.7m. The front extension would project an approx. 2.1m from the existing front elevation of the property with a width of approx. 7m. It would have a gabled roof with a ridge height of approx. 8.7m.

On the side elevation (facing St Margaret's Way), it is proposed for a Juliet balcony on the second floor, approx. 2.3m in height and 2m wide, within the proposed gable end roof.

The rear extension (south-facing) would project 2.9m, with a width of approx. 7.3m with a pitched roof of a ridge height of approx. 3m. The fenestration to the rear

elevation would also be altered.

The application also proposes engineering works in the garden, to facilitate the construction of a double garage with a timber decked terrace. The garage would be approx. 6.5m in width and 6 and would be in the location of the existing garage, lowered into the ground. Part of the area above the garage would be converted into new timber deck terrace. Following discussions, the originally proposed soft landscaping area above the garage has been removed. Trellis and timber screening would be installed around the front and side elevations of the garage.

Relevant Planning History

MC/15/1939	Raising of roof and formation of a gable end; construction of a first floor front extension with pitched roof incorporating a Juliet balcony to facilitate loft conversion; Construction of a single storey side extension with roof lights; Engineering works to facilitate the construction of a double garage with a timber decked terrace over along with landscape works (demolition of existing side extensions and garage).
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Decision Withdrawn by Applicant
Decided 30 July, 2015

Representations

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

Thirteen letters of representation have been received, raising objection to the proposal on the following grounds:

- There are concerns with regard to the layout and size of the development, which appears quite substantial, with there being only very small distances between the neighbouring building therefore there be a loss of privacy;
- The development will block out natural light into properties at Ridley Road. The height of the proposed units will overshadow neighbouring property;
- The proposal will result in the loss of parking. Insufficient parking has already caused issues for many residents and taking the current parking away will only exacerbate the issue;
- The development will result in the lost of biodiversity.

A letter **removing an objection** has been received from the neighbours at no. 1 Ridley Road. The amended plans involve revisions to ensure that the proposed roof terrace and raised garden area ensure a neighbourly separation between the application site and no. 1. Withdraws objection with regard to overlooking and loss of light, subject to the imposition of a condition precluding the use of the garage roof for storage or raising its roof to incorporate storage in the garage.

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

A previous planning application was submitted in 2015 and after discussions, the applicant withdrew the application. This revised application seeks to overcome concerns raised in the previous application. It has reduced the size of the extensions compared to the previous application. During the course of this application, the soft landscaped area originally proposed over the garage has also been removed.

Principle

The general thrust of national, regional and local planning policy is to ensure sustainable patterns of development. The proposal relates to a property situated within the residential area of Rochester. The proposal is therefore acceptable on principle, but remains to be assessed on matters on design, residential amenity and highway safety.

Design

The property is not listed but is located within the Watts Avenue and Roebuck Road Conservation Area. The existing dwelling dates from the mid-20th century is located within a section of the Watts Avenue-Roebuck Road Conservation area that contains a variety of architectural styles. The property occupies a prominent location on the junction of St Margaret's Street and Ridley Road. The street scene along St Margarets Way consists of large detached properties of varying designs with large plots, blocks of flats and high-rise Victoria style terraces. Ridley Close consists of two storey terraces which are close to the highway. The property is approximately 4.0m higher than the road level of St Margaret's Street and by virtue of the siting of host property, the roof alterations, rear extension and garage would be readily visible from both the highway and from neighbouring properties.

The proposed development would result in the property projecting between approx. 3.5m and 6.7m forward of the existing front wall and would result in a gable end within the existing hipped design and the gable roof projections. The roof alterations and gable roof design of the front extension are considered to be in keeping with the existing property and the large glazing area would be a new feature, which would provide an acceptable new feature on the frontage.

Overall, the extent of projection and increase in bulk would not be considered to be detrimental to the street scene or the character of the area because of the mixed property designs and the distance from the highway. A condition would be required to ensure the bricks and roof tiles used within development are matching the existing

property to retain its appearance. No objections are raised regarding the entrance canopy, roof lights and second floor Juliet balcony and window.

The proposed engineering works to facilitate the construction of a double garage with a timber decked terrace would result in the garage being lowered by around 300mm to allow part of the roof area to be utilised for a timber decked area. The double garage would provide car parking for two cars. The garage is considered to be of an acceptable scale and would not appear harmful within the streetscene.

In respect of the design, scale and size of the proposed extensions and resultant dwelling, it is considered that the proposal has addressed previous concerns following the previous planning application and that the proposal would not significantly impact the streetscene or adversely affect the setting of the Conservation Area. Consequently, the proposal would be in accordance with Policy BNE1 and BNE12 of the Medway Local Plan 2003 and the design objectives set out in the NPPF.

Impact on Residential Amenity

Impact on No.1 Ridley Close The adjoining neighbour 1 Ridley Close is located to the east of the application site. Due to the design and height of the proposed roof alteration and garage alteration and the distance to 1 Ridley Close and their habitable windows, it is not considered that there would be a detrimental impact on daylight.

With regard to privacy, as the proposal would reduce the size of the windows to the first floor, it is not considered that there would be an increase in overlooking into no. 1, or its rear garden from the proposed extensions.

With regard to the alterations to redesign the garden located beside 1 Ridley Close, the proposal would result in a decked area above the proposed garage that would be located approx. 3.5m from the dividing boundary with no. 1. Within the letters of representations, concerns were raised that this area could significantly impact the amenity of the neighbouring properties. In respect of overlooking, an additional technical drawing has been provided, which shows that the proposed screening along the side boundary of the garage would adequately prevent any overlooking from the decked area. The neighbour has windows along their flank wall, which would be adjacent to the proposed garage (and where the existing garage is located now). It is considered that the slight increase to boundary height would not result in a significant loss of light to the neighbour's rooms or adversely affect their outlook beyond the current situation, with a garage and trellis fencing of a similar height.

Impact on No.67 St Margaret Street No. 1a is orientated to the south of no. 67 St Margaret Street. With regard to sunlight, an assessment has been conducted (using the advice given within the Building Research Establishment (BRE) Site Layout Planning for Daylight and Sunlight; A guide to good practice (2011) document, intended to be used in conjunction with the interior daylighting recommendations in BS 8206-2 *Code of Practice for daylighting* and Policy BNE2 of the Medway Local Plan 2003), which demonstrates that there would be a very minimal increase of shadow cast on the neighbour's property and garden, which would not be unacceptable or justify a recommendation of refusal.

No. 67 does not have any side windows that would be affected by the proposal. Outlook from front and rear windows would not be significantly affected by the proposal, so there would not be an unacceptable loss of outlook for this property. The proposal would not introduce any new overlooking beyond what is already being currently experienced.

Impact on St Margaret Street An assessment has been made regarding the overlooking into the Cunningham House and terraces facing the host property. It is considered that no additional overlooking would be result from the proposal that would be sufficient to warrant refusal of the application.

Consequently, the proposal would be in accordance with Policy BNE2 of the Medway Local Plan 2003.

Highways

The development would change the number of bedrooms from four to six. The retained driveway would provide at least two off-road parking spaces meeting the Medway Council Interim Residential Parking Standards.

It is noted that a number of representations have been received in regards to the proposed double garage and its impact on street parking. It is considered that the proposal would not significantly impact the amount of available parking on the streetscene as it is considered that only one space on street could be potentially lost.

Consequently the proposal would be in accordance with Policy T13 of the Medway Local Plan 2003.

Trees

The trees within the plot are not under any Tree Protection Order, however the trees currently provide screening to the house and also give character to this area especially at high level. In order to protect the trees during construction, a landscape condition would be attached for details of all tree works and their associated protection during the works, to be approved prior to any works commencing on site. Consequently the proposal would be in accordance with Policy BNE43 of the Medway Local Plan 2003

Conclusions and Reasons for Approval

The proposed development would not detract from the character of the area. There would be no significant impact on the neighbouring properties, trees or the highways and so the application would not conflict with Policies BNE1, BNE2, BNE41, BNE43 and T13 of the Medway Local Plan 2003.

The application has been called to Planning Committee due to the number of representations contrary to the officer recommendation.

This application was considered by Members at the Planning Committee on the 9 March 2016, when it was determined to defer a decision to enable a Members' site visit to be held.

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/>