

3 MC/10/0526

Date Received: 15 February, 2010

Location: 155 Wigmore Road, Wigmore, Gillingham, ME8 0TJ

Proposal: Construction of a two storey rear extension (roof lights front and rear)

Applicant: Mr & Mrs S Campbell

Agent: Mr D Hudson D C Hudson and Partner 66 College Road
Maidstone Kent ME15 6SJ

Ward Hempstead & Wigmore

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 31 March, 2010.

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 All materials used externally shall match those of the existing building.

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.

- 3 The proposed bathroom and landing roof light windows located in the north and south roof slope of the development herein approved, shall be installed with a minimum internal floor to cill height of 1.7m and shall thereafter be retained as such.

To ensure that the development does not prejudice conditions of amenity by reason of unneighbourly overlooking of adjoining property.

For the reasons for this recommendation for approval please see Planning appraisal section and conclusions at the end of this report.

Site Description

This application relates to a chalet bungalow located within a residential area. The street scene comprises of detached bungalows which have various designs and styles of extensions and alterations creating a very mixed character to the street scene. To the front of the dwelling there is an area covered by blocking paving providing parking for three vehicles. To the side of the dwelling there is access to a garage. There are two small dormer windows within the front elevation of the property. To the rear there is a conservatory projecting (approx) 3.1m and a small patio area. There is a detached garage located within the rear garden. Other properties within the vicinity have been extended to the rear to a height commensurate with but not above the existing ridge height of the main property concerned.

Proposal

The submitted application proposes the construction of a two storey rear extension (approx) 4.5m in projection, (approx) 8.3m in width and up to (approx) 5.9m in height, creating a new living room at ground floor and the relocation of two bedrooms to first floor as well as a new family bathroom. The proposal also includes the insertion of roof lights within the roof slope of the existing roof of the property.

The current application differs from the scheme previously considered and refused by Planning Committee (MC2009/0974) by virtue of the additional width (approx) 1.75m, a reduction in projection (approx) 0.3m and the roof design being changed to incorporate a double pitch roof with a valley between, rather than a 'table top' design (flat roof)

The previous ground for refusal was:

"The proposed development by virtue of its scale and the extent of flat roof element would appear incongruous and poor in terms of its design and would fail to respect the appearance of this well proportioned and attractive chalet bungalow and as such would detract from the appearance and character of the area in conflict with the objectives of policy BE1 of the South East Plan 2009 and policy BNE1 of the Medway Local Plan 2003"

Relevant Planning History

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|---------------|---|
| NK3/50/6/9283 | Erection of a Bungalow, Approved, 1 March 1950 |
| MC2009/0259 | Construction of two-storey part first floor rear extension and additional window to south flank first floor, Refused 22 April 2009 |

MC2009/0974 Construction of two-storey rear extension (demolition of conservatory)
Refused, 9 November 2009

Representations

Neighbour notification letters have been sent to the owners and occupiers of 153, 157, 160, 162 & 164 Wigmore Road

1 Letter of representation has been received objecting to the application on basis that the extension is a 2 storey extension to a chalet bungalow and is wider than the one previously refused. It will dominate both the existing and neighbouring properties.

Development Plan Policies

South East Plan 2009

| | |
|------------|---------------------------------------|
| Policy BE1 | (Management for an urban renaissance) |
| Policy T4 | (Parking) |

Medway Local Plan 2003

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|-------------|--|
| Policy BNE1 | (General principles for built development) |
| Policy BNE2 | (Amenity protection) |
| Policy T13 | (Vehicle parking standards) |

Planning Appraisal

Street scene and design

The proposal would be located to the rear of the dwelling. It will not be visible from the highway but will be visible from neighbouring properties and gardens. The previous refused schemes had a greater projection than that now proposed but the depth of the projection was not a concern within the refusals and accordingly as the projection has been reduced within the current application it is not considered that this is similarly an area of concern.

The application would result in further development at first floor to the building. There are a number of other examples of first floor projections in the vicinity and therefore the proposal would not result in a new or detrimental feature to the general area. The new design of the extension and in particular the roof slope is significantly better than what was previously refused and is of a design which reflects the character and appearance of the existing dwelling. This has been achieved by building from the eaves of the existing building and providing a double pitch over the extension with a valley in between.

It is considered that the design concerns previously raised have been satisfactorily addressed and the application is in accordance with Policy BE1 of the South East Plan 2009 and Policy BNE1 of the Medway Local Plan 2003.

Neighbouring amenities

The neighbour at 153 Wigmore Road is located to the north of the application site. The proposal would be set off the boundary with this neighbouring property by (approx) 2.7m. At present on the application dwelling there is a conservatory located close to the boundary which projects (approx) 3.1m. The proposal would not be as close to the boundary as the existing conservatory. The extension would cause overshadowing of part of the rear garden of 153 between 10:30 to 16:00 but the existing application dwelling causes overshadowing between 13:00 and 16:00. The additional impact and the fact that it would not cover the complete rear garden means that the impact is not so significant as to merit a refusal.

The proposed extension would result in the removal of existing dormer windows to the property. The consequence of this is that there will be a requirement for roof lights to be inserted in the existing and proposed roof slopes. Where these face the front or rear, this will not cause overlooking that does not currently exist. However, there are two roof lights proposed to the sides and these will serve a bathroom and a landing. In order to prevent overlooking from these windows a condition is recommended so that the cill level is a minimum of 1.7m above internal floor level.

The windows proposed to the rear of the extension at first floor level will not introduce a form of overlooking that does not currently exist and therefore are acceptable.

The neighbour at 157 Wigmore Road is located to the south of the application site. The proposal would not result in the application dwelling being located any closer to this neighbour than at present and the neighbours elevation which does have windows facing the application dwelling is located (approx) 8.2m away. It is not considered that the proposed extension would have any unacceptable impact on the amenities of 157 in terms of daylight, sunlight, outlook and privacy.

Due to siting and distance, no other neighbours would be detrimentally affected by the development, in terms of daylight, sunlight, outlook and privacy. The proposal is in accordance with Policy BNE2 of the Medway Local Plan 2003.

Highways

The number of bedroom proposed within the property will remain at 4 and the current off street parking provision of in excess of 4 spaces will not be affected. The proposal would be in accordance with Policies T4 of the South East Plan 2009 and T13 of the Medway Local Plan 2003.

Conclusions and reasons for Approval

The new design of the roof slope of the rear extension will be significantly better than that previously refused and is of a design which reflects the character and appearance of the existing dwelling. This has been achieved by building from the eaves of the existing building and the use of a pitch roof. The impact of the existing application dwelling, path which the sun travels and siting and orientation of neighbouring properties means there would not be any unacceptably detrimental

impact on the amenities of the surrounding properties. The application is considered in accordance with Policy BE1 of the South East Plan 2009 and Policies BNE1 and BNE2 of the Medway Local Plan 2003.
