

4 MC/09/2219

Date Received: 9 November, 2009

Location: 10 Hollywood Lane Wainscott Strood Kent

Proposal: Raising of roof height to provide first and second floor living space; part two storey part single storey side and rear extension and porch to front (demolition of existing garage)

Applicant: Mr K Dale

Agent: Mr D Evans W.D.Evans Building Services 45 Galleon Way
Upnor Rochester Kent ME2 4GX

Ward Strood Rural

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

(as amended by plans received on 16 March 2010)

- 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 landing window on the east elevation shall be fitted with obscure glass and, apart from any top-hung light with an internal floor to cill height of more than 1.7m, shall be non-opening. This work shall be carried out and completed before the room is occupied 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.

- 3 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.

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

Site Description

The application property is a bungalow located in a residential area comprising a variety of types of dwellings occupying generously sized plots on the north side of Hollywood Lane. On the South side of Hollywood Lane the properties are less varied and plot sizes are smaller. The land slopes gently down from west to east. To the east of the application site are 2 pairs of semi-detached houses. To the west of the site are two bungalows beyond which are 2 semi detached dwellings. Opposite the site is a row of semi detached two storey dwellings, which are similar but not uniform in design. Properties on the north side of Hollywood Lane are set well back from the highway by approximately 10 to 15m on average on a staggered building line. Properties on the south side of Hollywood Lane are set back by approximately 8m and are not staggered. Boundary treatment to the front of properties is low level to non-existent, which, combined with the generous spacing between properties and width of the road, makes for a generally open street scene. On street parking is limited due to the width of the road and pavement but most properties have off street parking provided.

To the front of the property the garden has been stripped of all soft landscaping (save for one small tree) and has been covered in gravel. To the rear of the property is a large laid to lawn garden with 1.8m high fencing to the side and rear. At the end of the garden is a brick built outbuilding. The garage shown on the existing drawings has been demolished.

Proposal

The application is for the alteration from a bungalow to a two-storey dwelling with accommodation in the roof space. The extension will facilitate a garage and extension to lounge and kitchen area at ground floor level, 3 bedrooms (2 with ensuite bathrooms) and a bathroom at first floor level and 1 bedroom and ensuite bathroom in the roof space.

The dwelling will increase in height from 5.1m to 8.3m with a hipped roof. It will also include the following:

Side element

The dwelling will be extended on the western side by 3.7m in width (including roof overhang). The side element will measure 4.8m in height with a hipped roof sloping down to approximately 2.2m at eaves level. It will project 3.7m (approx) past the existing rear elevation of the dwelling.

Rear element

A part single part two storey element to the rear. Both elements will project past the rear elevation by 3.7m (approx). It will measure 12.8m in width (including the rear of the side extension). The first floor element will extend from the west side of the

existing rear elevation, measuring 4.5m in width, 6.7m in height with a gable end roof sloping to 4.8m at eaves level.

Front element

A canopy to the front of the dwelling is proposed measuring 1.2m in depth and 3.6m in height with a monopitch roof sloping down to 2.2m supported by brick pillars.

Front garden area

The plans show alterations to the front garden to include a patch of soft landscaping, a 750mm wall on the front boundary.

Amendments

The plans have been amended from the original proposal following officer concerns over design and impact on the street scene: The amendments comprise the removal of a first floor element on the west side of the dwelling and the addition of the first floor element at the rear and the set in of the garage 1m from the western boundary. The roof has been amended to a full hip from a barn hip at the front and rear. The applicant has also removed references to alterations to the east and west boundaries.

Relevant Planning History

MC/09/0904 Retrospective application for the construction of an outbuilding to rear
Approval 27 August 2009

Representations

Notification letters have been sent to the owners and occupiers 7, 8, 9, 10a, 11, 13 Hollywood Lane and 3, 5 and 7 Higham Road.

In response to notification of the original plans **11 letters** have been received raising the following concerns:

- The proposed alterations would result in the dwelling appearing out of keeping with the surrounding area.
- Loss of privacy and outlook for no 3 Higham Road
- The development would be too close to the boundary with no 10a Hollywood Road
- Loss of outlook from the front door of no. 10a Hollywood Road
- The footings would not accommodate the development (it should be noted that this is not a material planning consideration).

Two letters of support have been received.

In response to the notification of the amended plans, **11 letters** have been received objecting on the grounds that:

- The proposed development would be out of keeping with the surrounding area
- The proposed development would constitute an overdevelopment of the plot
- Loss of outlook from the front door of no 10A
- Loss of Outlook from 3 Higham Road
- The proposed dwelling would be overpowering. Its height would be out of character
- Alterations to the garage would not make a difference to the size of the dwelling

Development Plan Policies

Southeast Plan 2009

Policy BE1 (Management for urban renaissance)

Medway Local Plan 2003

Policy BNE1 (General Principles for Built Development)

Policy BNE2 (Amenity Protection)

Policy T13 (Vehicle Parking Standards)

Planning Appraisal

Street Scene and Design

The alterations will be clearly visible from the road, footpath and neighbouring properties opposite and adjacent to the site and will therefore have an impact on the street scene; Whilst the existing bungalow is currently positioned at the end of a row of three bungalows of similar height, the wider street scene mainly comprises a mix of semi detached two storey houses of varying design (including roofs, layout, elevations and materials), as well as bungalows. Indeed the properties to the East and opposite to the South are houses. It is considered that extending the bungalow to form a house would not be out of keeping with the street scene as a result.

It is acknowledged that the proposal will increase the height of the dwelling and includes a third storey in the roof space. It is also acknowledged that the plans show that the ridge of the roof will be 200mm higher than the roof of the neighbour to the east. However, the second floor accommodation will be in the roof space with a hipped end. The hipped roof as opposed to a full gable at the front and rear will reduce the mass and bulk of the dwelling and thus soften its impact in the street scene. With regards to the difference in height between no 8 Hollywood and the application site, there is a difference in land level between these properties as the land slopes down towards the east. The additional 200mm in height should be considered in the context of this land level difference as the application site is

naturally higher than this plot and therefore, on balance, it is considered that the height of the proposed dwelling would be acceptable.

The dwelling will be set in from the western boundary at first floor level by 4.5m and from the eastern boundary by 1m. The original plans showed a two-storey side addition on the west flank, which appeared as an incongruous feature that contributed to a bulky and disjointed appearance of the dwelling as a whole. The removal of this element has significantly lessened the bulk and mass of the proposal and together with set-in of the dwelling at first floor level, means that the dwelling will not appear as a cramped form of development or constitute an overdevelopment of the plot. It is therefore considered that the impact on the street scene will be acceptable.

In terms of design, due to the extent of alterations proposed, the original character of the bungalow will be lost. However, the site is not within a conservation area and the character of the area is not predominantly one of bungalows. In addition the existing bungalow is not of any particular architectural merit. The design of the dwelling in terms of fenestration layout, roof design and general shape is considered acceptable.

From the rear the development will appear different from neighbouring properties but not out of character to a degree that would warrant a refusal of planning permission. The 3.7m projection into the rear garden would not be unduly prominent due to the staggered nature of dwellings in the locality. There are dwellings with gable end roofs to the east and hipped roofs to the north and the proposed roof design will not be severely out of keeping in this respect. The rear elevation will be broken up by the first floor gable roof and ground floor projection, which will provide for an interesting and acceptable elevation when viewed from neighbouring gardens

Overall, it is considered that the proposal will comply with policies BE1 of the Southeast Plan 2009 and BNE1 of the Medway Local Plan 2003.

Amenity Considerations

10a Hollywood Lane

This property is located immediately to the west of the site. There are no windows on the eastern flank wall of this property. Whilst it is acknowledged that the proposed extensions will bring the flank wall of no. 10 Hollywood Lane closer to the boundary of this property it will still be 1m from the boundary. Due to the stagger of the properties the extension will be visible from the front porch of no 10a. However, the degree of outlook lost will not be significant. Furthermore, as the porch is not a habitable room, no objection is raised in this respect. The rear of the extension will not project past the rear of no. 10a. There will therefore be no significant impact on habitable room windows at the rear in terms of loss of outlook or daylight. There will be an increase of overshadowing into the garden in the morning due to the increase in height of the proposal. However, due to the orientation of the dwellings and path of the sun, the shadow created would be between sunrise and just after 8am in the morning. This impact is not considered significant and would not justify a refusal.

The neighbour has raised concern over the ownership of the boundary wall at the front. The applicant has submitted amended plans removing reference to alterations

to boundary treatment. The alterations, therefore, to the east and west boundaries do not form part of this proposal.

There are two skylights proposed at first floor level on the side extension each serving a bathroom and one at second floor level, also serving a bathroom. They will not cause a significant degree of overlooking due to their size, nature of the use of the rooms and that they will be situated further towards the front of no 10a facing a flank wall. The windows at first floor in the rear elevation will allow a degree of overlooking into the garden of this property. However, in an area where there are many 2 storey properties such mutual overlooking down the garden is normal.

8 Hollywood Lane.

This neighbour is located to the east of the site. This property is located approximately 4.4m from the boundary with the application site and the application property approximately 1.5m from the same boundary. There are two small windows at first floor and ground floor level on the western flank of no 8. However, due to the distance of both dwellings from the shared boundary it is considered that there will be no significant impact on this property in terms of loss of outlook or daylight to habitable room windows. There will be an increase in overshadowing into the garden in the afternoon from 12 to 4. It is acknowledged that the property will experience more overshadowing in the afternoon. However, this is not so significant as to merit a refusal of the application.

There are 3 windows and a door proposed on the eastern flank of the application property that will serve a WC, utility room and kitchen/breakfast area. It is considered that although these windows will face no 8 Hollywood Lane, the existing boundary treatment at approx 1.8m high will be high enough to sufficiently mitigate any overlooking from these windows and so a condition requiring obscure glazing is not considered necessary. A landing window at first floor level on the eastern flank is also proposed. It is recommended that this window is obscure glazed due to the potential for overlooking into the garden of no.8 Hollywood Lane. Any other windows above ground floor level on the flanks would require permission in their own right unless obscure glazed and non opening and so a condition restricting windows above ground floor is not necessary. Overlooking from windows in the rear elevation above ground floor level will be no more harmful than experienced from first floor level on other neighbouring properties.

3 and 5 Higham Road

These properties are located to the northeast of the site. The dwellings are located approximately 30m from the rear boundary of the application site. Whilst it is acknowledged that the dwelling will be visible from both dwellings and the gardens of these properties, it is considered that the dwelling will appear no more imposing than the existing two storey houses on Hollywood Lane. Due to the distance of the application dwelling from habitable room windows, there will be no significant loss of outlook, daylight or sunlight either of these properties. The overlooking from first and second floor windows will be no more harmful than currently experienced from first floor level and dormer windows of neighbouring properties.

It is considered that the proposed extensions will not cause any unacceptable harm to the amenities and the development accords with the provisions of policy BNE2 of the Medway Local Plan 2003.

Highways

The development will increase the number of bedrooms from 4 to 5. One garage and approx 3 spaces are provided to the front of the property which is satisfactory to serve a dwelling of the size proposed. No objections are raised in respect of policy T13 of the Medway Local Plan 2003.

Conclusion and Reasons for Approval

The proposed extensions are acceptable in terms of its design, impact on the street scene, impact on the amenities of surrounding neighbours and provide satisfactory parking. It accords with the above mentioned policies and is recommended for approval.

The application would normally be determined under delegated powers but is being reported to Planning Committee due to the extent of representations received contrary to the recommendation.
