

MC/13/2242

Date Received: 9 September, 2013

Location: 275a Maidstone Road, Rochester, ME1 3EE

Proposal: Two storey side and part two/part single storey rear extension

Applicant: Mr & Mrs Schmoeger

Agent: Robert A Clayton Robert A Clayton Building Plans 32 Watling Street Gillingham Kent ME7 2YH

Ward Rochester East

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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 December, 2013.**

#### **Recommendation - Refusal**

- 1 By virtue of its positioning and roof shape, the two-storey side and rear extension would appear as a dominant addition when viewed from the highway and surrounding neighbouring gardens, and fails to respect the appearance of the main dwelling, street scene and locality in which it is sited, contrary to Policy BNE1 of the Medway Local Plan 2003 and national guidance set out in the National Planning Policy Framework 2012.

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

#### **Proposal**

The applicant seeks full planning permission for the construction of a two-storey extension to the side of the host dwelling and a part single/part two-storey extension to the rear.

The development would accommodate additional living space for an enlarged kitchen, a sitting room and shower room at ground floor and a new bathroom (replacing existing third bedroom) and two additional bedrooms upstairs.

The two storey side extension is proposed to be set back by approx 0.25m from the front elevation and would project from the side of 275A Maidstone Road by approx 3.7m. and will be approx 7.6m in length extending further to the rear of the host dwelling by 1.2m. The hipped roof construction would measure approximately 4.7 metres to the eaves and 7.1m to the ridge. The single storey rear element of the scheme would extend 1.2m from the existing rear elevation, flush with the proposed two storey element. The monopitch roof is proposed to be 3.5m in height. Two rooflights are proposed to serve the additional living space in the rear roof plane of the single storey element.

## **Representations**

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

**No letters** of representation have been received.

## **Development Plan**

The Development Plan for the area comprises the Medway Local Plan 2003. The policies referred to within these documents have been assessed against the National Planning Policy Framework, 2012 and are considered to conform.

## **Officer Appraisal**

### *Street scene and Design*

The application site is on the junction of Warden Road with Maidstone Road and is visually prominent when viewed both those roads. The scale of the two storey side extension would result in an unacceptably dominate form of development on this corner plot location particularly when viewed from the south in both Warden and Maidstone road and would represent an imposing form of development upon a street scene consisting of mainly modest extensions to the side of properties. Overall, the two-storey side element would result in an unduly discordant feature that would be highly visible and unduly prominent within the street scene to the detriment of the character and appearance of the existing property and locality and the proposal is therefore contrary to the objectives of Policy BNE1 of the Medway Local Plan 2003 and to the national advice on good design set out within the National Planning Policy Framework 2012.

The single storey rear element is relatively modest in scale and would integrate satisfactorily with the existing property. Given the depth of 1.2m, no objection is raised to the modest impact of the development on this side.

### *Amenity Considerations*

By virtue of the modest projection to the rear and the orientation of the proposed alterations (to the south flank) to No.275A Maidstone Road, there will not be an impact upon the neighbour to the north, No.275 Maidstone Road, in terms of loss of outlook, sunlight, or daylight. Overlooking from first floor windows would be no more harmful than experienced from existing windows and no significant loss of privacy will occur. In addition, it is considered that all other neighbours namely 1, 2, 4 or 6 Warden Road would be sited suitably far enough away from the development for there to be no significant impact upon them in terms of loss of outlook, sunlight, daylight or privacy. As such no objections are raised in respect of Policy BNE2 of the Medway Local Plan 2003.

### *Highways*

Two parking spaces exist to the rear of the site and these provide car parking to provide for the needs of the extended property and to comply with Medway Council's parking standards. As such, there is no conflict with the objectives of Policies T1 and T13 of the Medway Local Plan 2003.

### *Local Finance Considerations*

None relevant to this application.

### **Conclusions and Reasons for this Recommendation**

The proposed extension, by virtue of its positioning and roof shape, would appear as a dominant addition when viewed from the highway and surrounding neighbouring gardens, and fails to respect the appearance of the main dwelling, street scene and locality in which it is sited, contrary to abovementioned Development Plan Policies and is recommended for refusal.

The application would normally be determined under delegated powers but is being referred to Planning Committee as the applicant works within the Regeneration, Community and Culture Directorate of Medway Council and has reasonably frequent contact with Council planners.

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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://planning.medway.gov.uk/dconline/AcolNetCGI.gov>