

MC/13/2480

Date Received: 2 October, 2013

Location: 14 Sussex Drive, Walderslade, Chatham, ME5 0NJ

Proposal: Construction of a two storey side/rear extension with single storey to front and rear of dwelling together with block paved drive to front

Applicant: Ms S Chakkar

Agent: Mr B Saunders C&B Designs Ltd 12 St Margarets Drive
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Ward Walderslade

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 8 January, 2014.

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:

Drawings proposed additional elevations received 11 October 2013, CB2636 01 rev A and 02 rev A received on 13 November 2013, plan and levels, section 'A-A' and section through existing drive received on 3 December 2013.

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

- 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.

- 4 Notwithstanding the submitted plans, details of the landscaping proposed for the area surrounding the proposed extended hardstanding area shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The approved landscaping shall be provided prior to the bringing into use of the extended drive and the area of soft landscaping shall thereafter be retained.

Reason: In the interests of the visual amenity of the area in accordance with Policy BNE1 of the Medway Local Plan 2003.

- 5 The ground floor utility room and w.c. window and the first floor bathroom window on the western elevation shall be fitted with obscure glass and be non opening apart from any top hung fanlight that shall have a minimum floor to cill height of 1.7m measured from the internal floor level of the room they serve. 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.

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

Proposal

This application proposes the construction of a two storey side/rear extension with single storey to front and rear of dwelling together with a block paved drive to front. This extension will provide a porch, garage, utility room and kitchen/diner at ground floor level and at first floor level an extension to an existing bedroom and a further bedroom. Engineering works to the front garden will provide for an increase in off street parking.

Relevant Planning History

MC/06/0732	Construction of two storey side/rear extension Approved 7 June, 2006
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Representations

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

Three letters of objection have been received with the following comments:

- The extension projecting 3m to the rear will bring the application property much closer to neighbour and affect outlook.
- Extending a 3-bed property into a 5-bed is not in keeping with existing properties/street scene and would change the dynamics.
- The two storey rear extension is out of character with the neighbouring elevations with a dominating appearance, the fourth bedroom elements design will impinge on outlook daylight and privacy to the adjoining neighbouring properties.
- The property is among similar semi-detached houses and the extension will lead to a terracing effect.
- The space between the extension and the adjoining property is minimal and will reflect badly on other buildings on the street.
- The rear extension will be intrusive and with an overbearing appearance being uncomfortably close the properties in Juniper Close and this will adversely affect the privacy of the neighbouring property.
- The sun lounge at the rear of the building is higher and further out than neighbour conservatory and concerned about loss of light.
- The extension will be an eyesore when viewed from the patio area.
- The hardstanding area to the front will give an outlook of people's vehicles and is not in keeping with the neighbourhood.
- With the work going on we would like to know the timescale of the project.
- A 5-bedroomed house (6 if you include the "sun lounge") is not in keeping with the neighbourhood at all, no other houses are this big and the average for this road is 3-4 bedrooms. If any have an extension then it is only seen to be on the top of the garage and not having a 3m extension on the back and a 1.2m extension to the front.

One further letter has been received with no concerns to the build but worried about construction noise.

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

In April 2006 a planning application was submitted seeking permission for the 'construction of two storey side/rear extension' (ref MC2006/0732). This application was approved. Within the planning officer's report it was acknowledged that although the dwellings within the vicinity would have originally had uniform gaps between them (semi-detached), due to a number of additions to dwellings over the years this element of the character of the street has been lost and now there are many smaller gaps or no gaps at all between dwellings. Therefore it was considered that the

proposed two storey side extension would not appear out of keeping in the street and was approved.

The previously approved extensions have not been built and are included within the current proposals but with the addition of the single storey elements to the front and rear.

Design

The development will be seen from neighbouring properties and gardens and the street scene. The front porch and single storey front addition are modest in terms of height, depth and width and designed in keeping with the main house. The two storey extension to the side will retain a set back from the front building line of the existing property of approx. 300mm together with a lower ridge height to the main roof of approx 200mm. The extension will be the entire length of the dwelling and project 3m further to the rear. The roof proposed to the side is of a half hipped design and will maintain the existing roof character with a gable end to the rear projection at approx. 1m lower than the main extension roof. The single storey element to the rear is also modest in terms of height, depth and width and will also have a sloped roof design in keeping with the main roof.

The engineering works to the front garden propose for the garden level to be lowered to that of the existing driveway. The hardstanding area proposed to the front will not add a new feature to the area as there are many different hardstanding areas within the vicinity. The proposed hardstanding will be of block paving and have an ACO drain installed to the front where it meets the highway. An area of approx. 0.6m wide in an "L" shape of soft landscaping will be retained to part of the front building line of the dwelling and along the boundary with no. 16 Sussex Drive. The retention of this small landscaping area is considered important to soften the impact of the hardstanding and an appropriate condition requiring its retention is recommended.

The application therefore accords with Policy BNE1 of the Medway Local Plan 2003.

Amenity

The dwelling to the west, number 12 Sussex Drive has a two storey side extension located up to the boundary with the application site. This extension has no windows in the side flank facing the application site. To the front the proposed two storey extension will project a similar distance to the one at the neighbouring dwelling with the single storey element of the proposed projecting further. The two storey rear extension will project approx. 3m further than the extension at number 12. Therefore there will be no detrimental impacts with regard to the outlook and daylight enjoyed by the occupiers of that dwelling. In terms of privacy the extension proposes high level windows to the ground and first floor to the flank wall. To protect the privacy of the occupiers of number 12 a condition is recommended for these windows to be obscured glass and be non opening apart from any top hung fanlight that shall have a minimum floor to cill height of 1.7m measured from the internal floor level of the room they serve. Overlooking will be possible from the rear first floor windows into the rear garden but this is no change from the current position and therefore this is considered acceptable. In terms of sunlight, the rear garden of the dwelling is south

facing and therefore due to the orientation of the dwellings and path of the sun there will be no detrimental impacts in terms of sunlight.

The dwelling to the east, number 16 Sussex Drive has an existing conservatory to the rear of the property. Any impact from the proposed extensions onto this property would come from the single storey rear extension. The conservatory has a whole rear elevation of windows and therefore it is not considered the proposed will have a significantly detrimental impact on this property in terms of daylight, sunlight, outlook and privacy.

The properties to the south back on to the application property and are situated in Juniper Close. Mutual overlooking already exists between these properties and the application site at first floor level. The introduction of a two storey extension with a projection of 3m is not considered to be significantly detrimental to these properties in light of the existing mutual overlooking. The two storey extension will retain a gap from the rear building line to the rear garden boundary of approx. 12.5m and a gap from its rear building line to the rear elevation of the nearest property (no. 10 Juniper Close) of approx. 19m.

It is considered that the proposal accords with the provisions of Policy BNE2 of the Medway Local Plan 2003.

Highways

The application proposes the increase of bedrooms from 3 to 4. The increased hardstanding area to the front will accommodate a further 2 parking spaces (making a total of 4 including the garage) that exceeds Medway Council's minimum parking standards for a 3+ bedroomed dwelling. Access to the hardstanding area will be via the existing vehicular crossover. Therefore no objection is raised on highways grounds and the proposal would comply with the objectives of policies T1 and T13 of the Medway Local Plan.

Conclusions and Reasons for Approval

The extensions have been well planned and designed to be in keeping with the main dwelling and the street scene, without harm to the amenity of the occupiers of neighbouring property. The extended hardstanding area provides for additional off street parking. The application is considered to accord with the above mentioned development plan policy and is recommended for approval.

The application would normally be determined under delegated powers but is being referred to Planning committee for determination due to the extent of the representations received expressing a view contrary to the recommendation.

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>