

MC/13/1669

Date Received: 10 July, 2013

Location: 71-73 Carnation Road, Strood, Rochester, ME2 2YF

Proposal: Application for approval of reserved matters being access, appearance, landscaping, layout and scale pursuant to condition 1 of outline permission MC/11/0103 for the construction of two 3-bedroomed semi-detached houses with associated parking

Applicant: Mr Jamie Marshall

Agent: Mr Bernard Hyde Bernard Hyde Associates 79 Wilson Avenue Rochester Kent ME1 2SJ

Ward Strood South

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 29 January, 2014.

Recommendation - Approval with Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: JM-HS-02 'A', JM-HS-10 'A', JM-HS-20 'A' and JM-HS-40 'A' as received on 29 July 2013 and JM-HS-50 'B' and Tree Survey (J453AIA) as received on 19 November 2013.

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

- 2 No development shall take place until details and samples of all materials to be used externally 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. Notwithstanding the submitted details, the black weatherboarding referred to in the design and access statement and shown on drawing JM-HS-40A shall be replaced with a render finish.

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 Prior to first occupation of the development the stairwell window on the side elevations of both properties shall be fitted with obscure glass and, apart from any top-hung light shall be non-opening. The windows shall be retained as such 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.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevations of the buildings other than as hereby approved.

Reason: To enable the Local Planning Authority to regulate and control any such further development in the interests of amenity and privacy of adjoining property, in accordance with Policy BNE2 of the Medway Local Plan 2003.

- 5 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping (hard and soft) including a schedule of replacement tree planting and boundary treatment. The approved boundary treatment and hard landscaping shall be installed prior to first occupation of the dwelling and all planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season following occupation of the buildings or completion of the development, whichever is the earlier. Any trees or plants which within 5 years of planting are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

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 of the Medway Local Plan 2003.

- 6 No development shall take place until details of the surfacing and drainage of the area shown on the submitted layout as vehicle parking have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied, until the area shown on the submitted layout as vehicle parking has been provided in accordance with the approved details. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking or re-enacting that Order) shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved parking space.

Reason: Development without provision of adequate accommodation for the parking or garaging of vehicles is likely to lead to hazardous on-street parking and to accord with Policy T13.

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

Proposal

This is an application for approval of reserved matters for details of access, appearance, landscaping, layout and scale pursuant to condition 1 of outline permission MC/11/0103 for the construction of two 3-bedroomed semi-detached houses with associated parking

The dwellings will be sited between nos. 71 and 73 Carnation Road and have a depth of approx 9m, a width of approx 6.2m and a height to the ridge of the hipped roof of approx 10m. A hardstanding area is proposed to the front of the dwellings to provide for 2 parking spaces per dwelling, while the rear gardens will be laid to lawn.

Site Area/Density

Site Area: 0.17 ha (0.42 acres)
Site Density 24 dph (10dpa)

Relevant Planning History

MC/11/0103	Outline application for the construction of two 3-bedroomed semi-detached houses Refused 23 March, 2011 Appeal Allowed 05 December, 2011
MC/10/3073	Outline application for construction of four 3 bedroom houses Refused 18 October, 2010

Representations

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

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

- The development represents an overdevelopment of the site and could be considered backland development,
- The choice of materials and design is out of character,
- The location of the properties will result in a loss of privacy to neighbours.

Matters of land slippage, impact upon local sewers and stress are not material planning considerations.

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

Principle

Outline planning permission for 2 dwellings was granted on appeal under planning reference MC/11/0103. The principle of development has therefore been accepted and consideration of this application relates purely to the reserved matters relating to access, appearance, landscaping, layout and scale.

Design

The site is nestled in a bend of the road and the proposed dwellings are to be set back from the road by 14m, between the sides of nos. 71 and 73 and the front of the dwellings will be between 7-8m (approx) further back than the front of the immediately adjacent properties.. The proposed siting of the dwellings will be neither intrusive nor harmful to the street scene. The surrounding street scene comprises simple gable roofed two storey properties, with this broad design being reflected in the properties in the adjacent corner plot. This being the case, the gabled roofs of the proposed dwellings are appropriate. The stagger in height is a necessity and the use of brickwork will match the predominant material in the street scene. The use of timber boarding to the side however is neither reflective of the wider character, nor is it appropriate here and instead the use of render is recommended via condition. The front elevation windows are modest, however this reflects the size of openings on neighbouring properties. Lastly, the landscaping to the front is given over predominately to hardstanding but a modest amount of planting is proposed. As such, the development is acceptable in layout and design terms, both within its own site and when seen in the context of the street scene.

Accordingly, for the reasons above, the dwellings are considered to be in character with the area and accords with the provisions of Policies H4 and BNE1 of the Medway Local Plan 2003.

Amenity

The siting, proportions and orientation of the dwellings are such that it is not considered to impinge upon the outlook, sunlight and daylight of neighbouring properties. In respect of the privacy, while there are windows proposed in the flank elevations, these will serve a stairwells and w/c's and an appropriate condition is recommended to ensure that those windows will be obscure glazed. The rear elevation windows will not raise issues of overlooking that do not already exist in the area.

With regard to the amenities of the occupiers of the proposed dwellings, a suitable amount of external amenity space both internally and externally will be provided to meet the Medway Housing Design Standards and the future occupiers of the new dwellings are unlikely to experience overlooking and privacy issues from adjacent dwellings beyond the existing mutual overlooking.

	Number of Bedrooms	MHDS Min Gross Internal Floor Area	Gross Internal Floor Area Proposed	MHDS Living / Dining / Kitchen Good Practice Minimum Floorspace	Living / Dining / Kitchen Floorspace Proposed	MHDS Bedroom Good Practice Minimum Floorspace	Bedroom Floor Space Proposed
Dwelling	3	87	95	27	33	Double 12 Single 8	12, 8 and 8

The development is considered acceptable under the provisions set out under Policy BNE2 of the Medway Local Plan 2003.

Highways

Medway Council's minimum parking standards require two spaces to be provided to serve the needs of each property. Sufficient space is provided to the front of both properties to meet the required standards. The proposal is satisfactory from a parking and highway safety perspective and as such no objection is raised to the development under the provisions set out under Policies T1, T2 and T13 of the Medway Local Plan 2003.

Trees

The application has been accompanied by an arboricultural report which has surveyed the trees within the site. The report makes a number of recommendations to remove trees from the site on the basis that they are either sited in an area in which the proposed dwellings will be sited, are worthy of removal due to their category, or they are in a poor condition. Trees T2, T6, T8, T9, T10, T10a, T14 and T19 (a mixture of Elm, Damson, Elder and Magnolia) fall into the two former categories and their loss does not raise concern. The two category B trees, T4 and T7 (both Ash) are attractive, however an appropriate replacement tree can be located in a more suitable location elsewhere within the site. T5 (an Ash tree subject to a TPO) is retained in the development and this is appropriate. Subject to the tree protection measures set out in the arboricultural report, the development complies with the objectives of Policy BNE43 of the Medway Local Plan 2003.

Local Finance Considerations

None relevant to this application.

Conclusions and Reasons for Approval

The proposed dwellings would be sited within the urban area within an appropriate infill plot and is considered acceptable on amenity and highway grounds. Furthermore the development is reflective of the character of the street scene in terms of the scale and proportion of the proposed dwellings in relation to the size of the plot. Accordingly the development accords with all the aforementioned development plan policies and is recommended for approval.

This application would normally fall to be considered under officers' delegated powers but has been reported to Planning Committee for determination due to the

representations that have been received contrary to the officer 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/donline/AcolNetCGI.gov>