

MC/13/2829

Date Received: 8 November, 2013

Location: 2 Trevale Road, Rochester, ME1 3NZ

Proposal: Construction of a detached 2 bedroomed house

Applicant: Mr Light

Agent: Mr Wells Andrew Wells Arch Planning & Design 10Woodrush Place St. Mary's Island Chatham Kent ME4 3BB

Ward Rochester West

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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 19 February 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: Drawing Number PL/288/01 Rev B received 20 December 2013

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

- 3 All materials used externally shall accord with the approved plans, which for the avoidance of doubt are, roof tile - Sandtoft Double Pantile in Dark Heather, porch roof tile - Sandtoft Concrete Plain in Dark Heather, vertical hanging tile - Sandtoft Plain Vertical in Mottled Red and facing brick - Paddington Red Multi.

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 The means of boundary treatment shall be erected in accordance with the details shown on drawing PL/288/01 'B' and shall be completed before the building is occupied and shall thereafter be retained. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting

that Order with or without modification) no further development shall be carried out within Class A of Part 2 of Schedule 2 of that Order unless planning permission has been granted on an application relating thereto.

Reason: To ensure that the appearance of the development is satisfactory, without prejudice to conditions of visual amenity in the locality and to maintain conditions of highway safety, in accordance with Policies BNE1 and T1 of the Medway Local Plan 2003.

- 5 The building shall not be occupied, until the area shown on the submitted layout as vehicle parking space has been provided, surfaced and drained in accordance with details submitted to and approved in writing by the Local Planning Authority. 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 and garaging.

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.

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order with or without modification) no development shall be carried out within Class A, B and E of Part 1 of Schedule 2 of that Order unless planning permission has been granted on an application relating thereto.

Reason: To enable the Local Planning Authority to control such development in the interests of amenity, in accordance with Policies BNE1 and BNE2 of the Medway Local Plan 2003.

- 7 If, during development, contamination not previously identified is found to be present at the site, then no further development shall be carried out until a method statement has been submitted to and approved in writing by the Local Planning Authority. The method statement must detail how the unsuspected contamination shall be dealt with and the approved method statement must be carried out in accordance with the approved details.

Reason: To ensure that the development is undertaken in a manner which acknowledges interests of amenity and safety in accordance with the provisions of Policy BNE23 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 planning application seeks full planning permission for the construction of one 2-bedroomed terraced dwelling which is to be sited adjacent to the north facing flank of no. 80 Trevale Road. The dwelling shall be topped with a hipped roof and will measure some 6.24m in width, have a depth of some 6.8m and approximately 7.7m to the ridge of the roof. Internally the accommodation consists of a kitchen / diner, and a living room at ground floor and two bedrooms, a study and bathroom at first floor. Parking is to be provided to the east of the property in part of the amenity land provided.

## **Relevant Planning History**

MC/13/1217	Construction of detached 3 bedroomed house Withdrawn 1 July, 2013
<b>80 Trevale Road</b> MC/12/2007	Construction of a two storey detached 3-bedroomed dwelling Approved 24 October, 2012

## **Representations**

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

There have been **8 representations and a 41-signature petition** received raising the following planning objections:

- Reduction in driver's visibility around the 90-degree corner of Trevale Road.
- Design is out of keeping with the street scene
- Over development of Trevale Road

**3 letters** have been received advising that the revised plans do not alter their objections.

## **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*

The site is located within the urban boundary as defined by the proposals map of the Medway Local Plan 2003. In general terms a replacement dwelling on this site is in accordance with the general provisions of Policy H4 of the Medway Local Plan 2003. However, further consideration needs to be given to the impact of the development in terms of design on the character and appearance of the street scene and in terms of the impact of the development on the amenities of adjoining occupiers and on highways safety. These matters are discussed below.

### *Design and Street Scene*

The application would contribute to the street scene of Trevale Road. Those properties within the street scene are a combination of semi-detached half hipped two storey properties and more contemporary 1990's two storey gabled properties. Whilst the proposal is adjacent to a half hipped dwelling, it is not considered appropriate for the additional dwelling to reflect this aged design. It is necessary however for the height of the eaves and ridge to be reflective of the adjacent properties, which is achieved and the proposal would reflect the appearance of the recently constructed dwelling which is adjacent to no. 80 Trevale Road. Furthermore, the width and depth of the proposed dwelling is reflective of the footprint of the adjacent properties. The dwelling would be located in a visually open area of the street scene, however due to the width of the plot and space retained around the building, the development is not considered to be harmful to the character of the area. Finally, the elevations of the proposal show an appropriately designed dwelling which can be accommodated without it being of detriment to the visual character of the street scene. Accordingly, the impact upon the street scene and design is considered acceptable. The proposal is considered acceptable and in accordance with Policy BNE1 of the Medway Local Plan 2003.

### *Amenity*

The siting, proportions and orientation of the dwelling are such that it is not considered to impinge upon outlook, sunlight and daylight of neighbouring properties. With regard to the impact upon the privacy of neighbouring dwellings, the proposed rear elevation includes an upper floor window; however this will not introduce any greater overlooking than presently occurs between properties.

In terms of the amenities of future occupiers, the following table sets out the comparison between the proposal and the MHDS.

MHDS Min Gross internal floor area	Gross internal floor area	MHDS Living/Dining/ Kitchen good practice minimum	Living/Dining/ Kitchen floor space proposed	MHDS Bedroom good practice minimum space (8sqm per room/12sqm for a double)	Bedroom Floor space Proposed (Total)
77m <sup>2</sup>	76m <sup>2</sup>	25m <sup>2</sup>	31m <sup>2</sup>	20m <sup>2</sup>	8m <sup>2</sup> and 10m <sup>2</sup>

The proposed dwelling is the same size as the one recently constructed adjacent to 80 Trevale Road. It will be 1m<sup>2</sup> below the gross internal floor standards. The consequence is that the double bedroom will be below the good practice standard. However, as allowed under the standards, the applicant has plotted furniture on the submitted drawings which indicates that the room is still able to comfortably contain the required furniture without compromising available space. Furthermore, the orientation and layout of the dwelling will ensure that appropriate levels of outlook, sunlight and daylight will be provided for the future occupiers of the dwelling. On the basis of this and the fact that the proposed dwelling is the same as that granted permission in 2012, and built, adjacent to 80 Trevale Road. Accordingly, the development complies with the objectives of Policy BNE2 of the Medway Local Plan 2003.

#### Highways

This application includes off road parking for 2 spaces to the rear of the property served off a small access road. The majority of objections have been with regard to the proposed development further reducing the driving visibility around the corner at 2 Trevale Road. Whilst the proposed development will reduce forward visibility on the corner of Trevale Road from 36 metres to 21 metres, at 20mph the effect of this is that it will force drivers to drive even more slowly around this corner. A condition is recommended to keep the North East boundary of the site free from any obstructions that exceed the height of the current boundary wall. Subject to this, the proposal is considered acceptable with regard to the impact on the highway and is in accord with policies T1 and T13 of the Medway Local Plan 2003.

#### Conclusions and Reasons for Approval

For the above reasons, the proposed dwelling represents an appropriately proportioned and designed dwelling which respects the surrounding character, neighbouring amenities, highway requirements and all other material considerations. The development complies with the objectives of the above-mentioned development plan policies and is recommended for approval.

This proposal would fall to the determined under delegated powers but is being reported to Planning Committee for determination due to the extent of representation received expressing a view contrary to the recommendation.

The application was reported to the Planning Committee on 29 January 2014 and deferred to enable a Member site visit to take place.

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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/donline/AcolNetCGI.gov>