

MC/14/0146

Date Received: 20 January, 2014

Location: 32 Banks Road, Strood, Rochester, ME2 4HD

Proposal: Construction of a two storey side extension

Applicant: Mr Clift

Agent: Mr Ripley Ripley Design 35 Westmount Avenue Chatham Kent
ME4 6DB

Ward Strood North

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 12 March, 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 No. 390, Block Plan at 1:1250 and photos 2A/2B, 3A/3B, 4A/4B, 5A/5B and 6A/6B, received by the Local Planning Authority on the 20th January 2014 and 11th February 2014.

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

- 3 All materials used externally, including brick work, roof tiles, windows, and rainwater goods, 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.

Proposal

This application is for the construction of a two storey side extension and detached double garage to the rear. This includes the need to demolish the existing garage).

Relevant Planning History

MC/12/2234	Construction of two storey side extension and detached double garage to rear (demolition of existing garage). Refused 20 February, 2013 Appeal part allowed 3 July 2013
MC/09/0591	Construction of a 3-bedroomed detached house with integral garage (demolition of existing workshop) Refused 19 June 2009
MC/04/2857	Outline application for the construction of detached dwelling house with parking facility Refused 29 July 2005
MC/01/1066	Alterations to existing front bow windows to create square bay windows Approved 30 July 2001

Representations

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

Two letters have been received in support of the application.

Three letters have been received raising the following concerns:

- The development would compromise the visual amenity currently enjoy by many residents and visitors to Church Green, which should be preserved.
- The development would obstruct motorist views, from Banks Road into Church Green.
- Could possibly lead to accidents (either to vehicle or pedestrian)
- The development would overlook other properties and infringe on privacy.

Development Plan

The Development Plan for the area comprises the Medway Local Plan 2003. The Policies referred to within these documents and used in the processing of this application have been assessed against the National Planning Policy Framework (NPPF) and are considered to conform.

Planning Appraisal

Background

Following the refusal of MC/12/2234, the applicant appealed the decision and was granted a 'split decision' by the Planning Inspectorate on the 3rd July 2013 (APP/A2280/D/13/2198115). The appeal was allowed in part and planning permission was granted for the construction of a double garage to replace the old existing garage to the rear of the plot, subject to planning condition. The appeal was dismissed in relation to the two storey side extension.

The current application amends the roof design of the 2 storey side extension in an attempt to address the concerns raised by both the LPA and the Inspectorate in determining the previous application.

Design and Street Scene

The streetscene consists of semi-detached and detached dwellings, of uniform appearance. The application site forms the end of a run of semi-detached dwellings along the north-west side of the road, with the curtilage predominantly being formed within the bend of the road. The proposed development includes for a two storey extension to the north-east side of the existing dwelling, utilising a prominent space on this (effectively) corner plot of land. This is a relatively open corner location which adds positively to the character and appearance of the street scene and the surrounding area in general. The other properties with the same frontage as no. 32 are staggered making an attractive setting.

The applicants have acknowledged the inspector's comments and reverted the roof design to a hip, as opposed to a gabled roof, which would have resulted in an "unduly bulky appearance, which would have been out of keeping with the character and appearance of the host dwelling." This alteration effectively maintains the distinctive appearance of this pair of semi-detached properties. Similarly, the distinctive front bay windows, prominent part-hipped roofs and other architectural detailing will be sensitively replicated to ensure a balanced and symmetrical appearance within the street scene. In addition, it is acknowledged that the size of the garden, enclosed by a 0.9m high curved boundary wall, can adequately accommodate the footprint of the proposed development.

By virtue of the height, orientation and design, it is considered that the development would not detract from the established character and not appear overtly prominent within the landscape. Accordingly, it is considered that the proposal satisfactorily addresses the inspectors concerns and thereby is in accord with the objectives of Policy BNE1 of the Medway Local Plan.

In relation to the garage this has the benefit of planning permission already having been allowed by the Inspector in determining the previous appeal .

Amenity

The impact on neighbouring properties is considered with regard to privacy protection, visual dominance and potential loss of outlook, loss of daylight and shadow cast/loss of sunlight. It should be noted that the previous application was found acceptable by both the LPA and the Inspector in regard to the impact on amenity. The development would not introduce any direct loss of privacy. In terms of outlook, sunlight and daylight, there would be no significant impact from the development in this regard due to the distance from affected windows and private amenity area, path of the sun and time of shadow, boundary treatment height, and design.

The garage proposed is replacing an old double garage construction. The new development will include for a pitched roof, but overall there will be no change of circumstances for neighbours, particularly no. 81 Banks Road to the rear, in this regard. The proposal complies with policy BNE2 of the Medway Local Plan 2003.

Highways

There are no highway implications resulting from this proposal. Approximately four parking spaces are provided on site and the garage replaces an existing garage. The proposal would comply with the objectives of policy T1 and T13 of the Medway Local Plan 2003.

Local Finance Consideration

None relevant to this proposal

Conclusions and Reasons for this Recommendation

The proposed scheme addresses the concerns raised within the previous application and is acceptable in design, amenity and highway terms and thus is in accord with the above-mentioned development plan policies and is recommended for approval.

The application would normally be determined under delegated powers but is being referred for Committee 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/donline/AcolNetCGI.gov>