

MC/14/0731

Date Received: 17 March, 2014

Location: 2 Kitchener Road, Strood, Rochester ME2 3AJ

Proposal: Construction of first floor pitched roof extensions to rear of main dwelling and extension/conversion of detached workshop into an annexe

Applicant: Mr J Clarke

Agent: Mr B Saunders 12 St Margarets Drive Wigmore Gillingham Kent ME8 0NR

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 23 April, 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: CB2659.01, CB2659.02 and CB2660.00 as received on 17 March 2014

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

- 3 All materials used externally shall accord with the approved plans.

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 annex hereby approved shall not be occupied or let at any time other than for purposes ancillary to the residential use of the dwelling known as 2 Kitchener Road, Strood, Rochester, Kent, ME2 3AJ

Reason. To ensure that the development permitted does not introduce a form of separate development at a later date.

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 permission for the construction of two first floor extensions to the rear of the main dwelling and the conversion, with alterations, of the detached workshop into an annex. The northern most first floor extension will project approx 1.5m, have a width of approx 2.5m and will have a single pitched roof. The southern most first floor extension will project approx 3m, have a width of approx 6m and a height to the ridge of the gabled roof of approx 7.5m. Internally, the development will result in two additional bedrooms (a third and fourth) and a bathroom. The proposal also includes the reduction in height of the detached outbuilding to approx 4m in height. Internally, the annex will comprise a lounge, kitchen, shower room and a bedroom.

Representations

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

No comments have been received.

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 application site is within a residential area and there are no over arching factors that would broadly restrict alterations to a residential dwelling. However by way of the nature of the alterations, consideration has to be given to the potential of the outbuilding conversion to create a separate residential unit.

With regard to the size of the proposed annex, the plans show that the development will be significantly smaller than the existing building and is clearly ancillary to the host building. In respect of the nature and degree of association, the plans show that the proposed development will be situated in the rear garden of the existing dwellinghouse and will share the vehicular access. With these arrangements the occupiers of either unit are likely to prefer to have a close tie with one another and it is unlikely the occupiers of either unit, because of the shared garden, will be strangers to one another.

Additionally, with regard to the use of the building, the building will allow entirely

separate living arrangements from the main house. It will contain the normal facilities for eating, cooking and sleeping for a single person. Unfortunately it is not known from the plans whether the properties will have single electricity and other utility supplies but it is assumed that this is possible, particularly as the existing workshop use is linked to the existing dwelling. The development does not include a subdivision of the private amenity space, and the annex will share the rear garden and parking area with the occupiers of the main dwelling.

Using these considerations, the scheme is balanced. On the one hand, the facilities provided within the annex suggest that the building is capable of being occupied as an independent dwelling. However there are elements of overlap between the two units as the garden and parking area will continued to be shared, there is no apparent demarcification between units and there is likely to be a close tie between the proposed occupiers of the main property and the annex.

With these in mind it is considered that the proposed development is ancillary and subservient to the applicant's property and the development is considered as an annex to the host building. However, to further protect against formal separation a condition is recommended to link the accommodation to being ancillary to the main dwelling.

Design

The proposal introduces two modest first floor extensions. There are a mixture of rear projections in the area. The extent of projections are appropriate and the use of gabled roofs is attractive. The conversion and alterations to the outbuilding will reduce the visual impact of the building. Overall, the development is well designed and therefore complies with the objectives of Policy BNE1 of the Medway Local Plan 2003 (Local Plan).

Amenity

By way of the siting of the first floor extensions, their extent of projection and relationship to neighbouring property (no. 4), this development will not introduce any significant harm to neighbouring amenities of outlook, daylight, sunlight or privacy. The reduction in proportions of the outbuilding will reduce the impact to all neighbouring properties. Accordingly, the proposal is considered to accord with Policy BNE2 of the Local Plan.

Highways

The proposal will provide for two additional bedrooms across the development. Medway Council's adopted parking standards require a minimum of two parking spaces to serve a development of the size as proposed to be extended. A hardstanding area which measures some 10m in depth by 4m in width is provided to the front of the detached outbuilding. This can accommodate the required two cars in a tandem arrangement. Accordingly, the development complies with the objectives of Policies T1 and T13 of the Local Plan.

Local Finance Considerations

None relevant

Conclusions and Reasons for Approval

The scheme comprises an acceptable alteration to the local character and is acceptable in terms of amenity and highway considerations. The proposal therefore accords with 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 at the request of Councillor Hubbard who considers that the issues relating to the annexe in terms of its impact on the character of the area and amenity is most appropriately determined by the Planning Committee.

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>