Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 18 June 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:

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 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 other than that hereby approved, shall be carried out within Class F 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.

5 No development shall take place until details of the drainage of the vehicle parking area have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the subsequently approved details before the parking area is brought into use and shall be so retained at all times thereafter.

Reason: To ensure that the development permitted does not prejudice conditions of amenity and highway safety in accordance with Policy T2 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

The application proposes the construction of a sloped roof canopy to the front, conversion of the attached double garage to a habitable room with a bay window, the construction of an attached garage to the side with a hipped roof, a single storey rear extension with a flat roof and first floor side extension with a hipped roof. The proposed works will provide at ground floor level a games room, w.c. and a garage and at first floor level a master bedroom with en-suite. Taking the property from a 4-bedroomed to a 5-bedroomed.

To the front of the property it is proposed to extend the hardstanding on the western side by approx. up to 3.5m in width.

Relevant Planning History

MC/07/1106 Construction of a single storey extension to the side and rear
Decision Approval with Conditions
Decided 21 August, 2007

Representations

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

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

• The proposed garage will encroach on our boundary and it will be too close therefore there will be a privacy issue.
• We are happy for the extension to go above the existing garage but not for it
to exceed the existing foundations.

- In principle no objections to the extension of the property for residential use, but not for a business use as it is currently being used.
- The existing double garage has already been in use for some years as a staffed office for the business which is run from these premises.
- Concerned that an extension to the house will lead to an expansion of the business use with a corresponding increase in traffic from callers and staff associated with the business.
- As the house is situated on the bend in the road, the combined residential and business parking during office hours causes difficulties and hazards for drivers using the road and I am concerned that this situation will get worse.
- Loss of privacy as both the front upstairs and downstairs windows will have a direct line of sight into our main living space and front bedroom.
- The plans do not indicate that there is an existing use of space as an office for a property maintenance company and do not indicate any future use as a business premises either.
- Should any part of the extension be used to accommodate the business then we consider this exacerbates the privacy issue considerably.
- It is not clear from the application but our own assessment is that an increase in the footprint of the driveway does not necessarily appear to be useable for additional off road parking.

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 principle of the proposed development within an urban area is accepted subject to consideration of design, impact on surrounding built form and neighbouring amenities.

Design

The proposed development will be seen from neighbouring properties, gardens and the street. To the front of the property the conversion of the garage proposes the bricking up and insertion of a bay window to match the other bay window on the front of the property and a further window. A canopy is proposed above this bay window that will join in to the hipped roof of the proposed single garage. At first floor level above the existing garages and kitchen is the first floor extension. This extension is set back from the front building line of the property by approx. 400mm with a hipped roof design that is lower than the main roof of the dwelling by approx. 700mm. To the rear/side of the dwelling a small triangular shape flat roofed extension is proposed. At single storey level the garage and side/rear extension will retain a distance off of
the side boundary of approx. 900mm at its closest point. Overall in consideration of
the design of properties within the vicinity and similar sized extensions the proposed
development is considered to be subservient to the main dwelling house and
acceptable in design.

To the front of the property the existing hardstanding area is to be extended in width
by approx. 3.5m. This increase in hardstanding area to the front of the property is
considered acceptable as a sufficient amount of soft landscaping to the front of the
property is to be retained. The provision of the landscaping area is considered
important to soften the impact of the extended hardstanding and an appropriate
condition should be imposed if planning consent is forthcoming.

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

Amenity

The property to the east is 1a Charlotte Drive. This properties front building line sits
nearly in line with the rear building line of the application dwelling. No windows are
proposed within the flank wall of the extension and no windows exist within the flank
wall of this adjoining property. Due to existing first floor windows in the application
property it is not considered the two proposed to the first floor extension to the rear
will cause a significantly detrimental impact on this neighbour in terms of overlooking
and loss of privacy.

The properties to the south, front on to the application property. Mutual overlooking
already exists between these properties and the application property at ground and
first floor level. The proposed ground and first floor windows will retain a gap from
the front building line of the nearest property across the road (no. 4 Charlotte Close)
of approx. 25m and it is not considered that these proposed windows will be
detrimental to these properties to the front in light of the distance and existing mutual
overlooking.

Due to the extent of alterations involved and the siting of neighbouring properties,
height of boundary treatment, the proposal would not have a significantly detrimental
impact on neighbours in terms of daylight, sunlight, outlook and privacy. The
proposal is therefore considered to accord with Policy BNE2 of the Medway Local

Highways

The application proposes the loss of two parking spaces from the conversion of both
existing garages and an increase in the number of bedrooms at the property from
four to five. An attached garage is proposed as part of the development but this is
unable to be included within the off road parking spaces for the dwelling as it does
not meet the parking standards size as a useable garage. To the front of the property
an existing hardstanding area is to be extended that will create off road parking for
two cars that meets the parking standards for a 3+ bedromed dwelling. Therefore
no objection is raised on highways grounds and the proposal would comply with the
objectives of policy T1 and T13 of the Medway local Plan.
Other matters

Concern has been raised by local residents regarding the application dwellinghouse being used for business purposes. This aspect is currently being looked into by the Planning Enforcement Section. This application has been assessed for an extension to a residential property as indicated by making the application on the householder form and as detailed on the existing plans.

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 policies 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