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:

   Drawing number 2014/13/P02 received on 28 February 2014.

   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.
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 single storey front extension. The extension will have a projection to the front of approx. 1.9m, width of approx. 5.7m and height of up to approx. 3.550m. This extension will provide for an extension to the living room and hallway. A hipped roof is proposed to the extension.

Representations

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

One letter of representation has been received with the following comments:

- Not in keeping with the original property and street design.
- Loss of light to the front of our property to the detriment of residential amenity.
- Outlook view from our lounge window would be depressing and equivalent to something akin to a prison cell and would give rise to an increase in our lighting costs.
- Would have a detrimental effect on the value of our property.
- Would look favourably on the application should it be to the rear of the property.

Cllr Osborne has written with the following comments:

- Although the plans are well designed the impact on the neighbours will be more significant.
- I do not feel the assessment on daylight and outlook is appropriate on the neighbouring property.

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 and the street. Within this Close, to the front of some of the properties, are varying sized porch/front extensions and therefore, this extension will not create a new feature to the area although it will be the first within the Close to have a nearly, full width extension to the front of the dwelling. Its projection of approx 1.9m will be in keeping with the projection of the front extension already in existence at number 1 Ash Close. The hipped roof design is considered acceptable and of the same design as other front projections within the vicinity. Overall, the front extension is subservient to the house and not considered to detract from the character or appearance of the area. The application therefore accords with Policy BNE1 of the Medway Local Plan 2003.

Amenity

The attached neighbouring property number 1 Ash Close, at ground floor level, on the front elevation, adjacent to the proposed extension has a window serving a lounge and a single storey front extension to the other side of the lounge window. Although the proposed extension will have some impact in terms of loss of daylight and outlook to the neighbours lounge window, it is not considered to have a significantly greater impact than already exists from the existing front projection at number 1 Ash Close or the existing bay window on the application property. Furthermore, with the proposed extension being proposed to the north facing elevation the frontages of these properties are already overshadowed by themselves and the addition proposed will not change this fact. On this basis it is not considered that there is adequate justification to warrant a recommendation of refusal on the grounds of overshadowing or loss of natural daylight. The proposed extension is not considered to be significantly detrimental to the occupiers of the adjoining property in terms of outlook and daylight. The proposal therefore accords with Policy BNE2 of the Medway Local Plan 2003.

Due to the extent of alterations involved, the orientation of the plot and the siting of neighbouring properties it is not considered that the proposal would have any significant impact on the amenities of neighbouring occupiers in terms of daylight, sunlight, outlook and privacy. The proposal therefore accords with Policy BNE2 of the Medway Local Plan 2003.

Local Finance Considerations

None

Conclusions and Reasons for Approval

The application is considered to be acceptable in design and amenity terms. This being the case, the proposal is therefore 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 at the request of Councillor Osborne for the reasons set out in the representations section above.
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