

MC/14/0957

Date Received: 7 April, 2014

Location: 2 Trevale Road, Rochester, ME1 3NZ

Proposal: Construction of a detached 2 bed roomed house

Applicant: Roadhouse

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

Ward Rochester West

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 16 July 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/288/10, PL/288/11 and PL/288/12 as received on 8 April 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 and for the avoidance of doubt these materials are:

- Main roof tile - Sandtoft Brown Standard Pattern;
- Porch roof tile - Sandtoft Concrete Plain in Dark Heather;
- Vertical Hanging Tile - Sandtoft Plain Vertical in Brown Standard Pattern; 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 Notwithstanding the submitted plans, the boundary treatment to the frontage of the proposed development, including the boundary treatment adjoining the bend in Trevale Road to a point that is level with a point that is no less than 2 metres back from the frontage of the house when measured along the north facing elevation, shall not exceed 1 metre in height when measured from the road / pedestrian footpath side of the site. All other means of boundary treatment shall be erected in accordance with the details shown on the approved drawing (Drawing Number: PL/288/10 received on 8 April 2014). These boundary treatments shall be completed before the building is occupied and as retained thereafter as installed.

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 for both no. 2 Trevale Road and the hereby approved dwelling 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 or Class A of Part 2 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 detached dwelling which is to be sited to the north facing flank of no. 2 Trevale Road. The dwelling shall be topped with a hipped roof and will measure some 6.4m in width, have a depth of some 6.96m and approximately 7.7m to the ridge of the roof. Internally the accommodation consists of a kitchen / diner, a living room and a W.C at ground floor and two bedrooms (one with en-suite) and a separate bathroom at first floor. Parking is to be provided to the west of the property in part of the amenity land provided.

Relevant Planning History

MC/13/2829	Construction of a detached 2 bed roomed house Decision Refusal Decided 20 February, 2014
MC/13/1217	Construction of detached 3 bed roomed house Withdrawn 1 July, 2013
80 Trevale Road	
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 **10 letters of objection (4 from the same addresses)** have been received raising the summarised concerns:

- Reduction in driver's visibility around the 90-degree corner of Trevale Road.
- The parking requirements which result from this development would not be accounted for within the application boundary,
- The traffic survey has been undertaken incorrectly,
- The additional dwelling is out of character with the street scene,
- The loss of the garden to no. 2 Trevale Road represent an over development of the plot and of Trevale Road.

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

Background

Members considered a similar application to this scheme, albeit of a different design, earlier in 2014. After deferring that application to enable a Members site visit, the proposal was refused by the Members of the subsequent planning committee on the following grounds:

- 1) The proposed dwelling, by virtue of its design and appearance, would fail to respect the character and the appearance of the street scene within which it would be sited and would be contrary to Policy BNE1 of the Medway Local Plan 2003.*
- 2) The proposed development would reduce forward visibility around the bend in Trevale Road from around 36 meters to approximately 21 meters, which would reduce the ability of drivers to see ahead and stop for any hazard in the road. The application would therefore increase the risk of road traffic accidents, contrary to Policy T1 of the Medway Local Plan.*
- 3) The gross internal floor space for the proposed dwelling and the floor area of the study (effectively a 3rd bedroom) do not comply with the minimum floor space requirements set out Medway Council's Housing Design Standards 2011. The proposal will provide a poor standard of internal amenity for prospective occupiers and is therefore contrary to Policy BNE2 of the Medway Local Plan 2003 and Medway's Housing Design Standards 2011.*

The applicant has attempted to overcome the above grounds of refusal by revising the appearance of the dwelling and slightly extending the footprint of the dwelling (the depth has been increased by some 100mm). Additionally the applicant has employed a highways consultant to examine the impact of the development on forward visibility and highway safety. Furthermore, the applicant has altered the internal layout to reflect a more traditional 2-bedroomed dwelling.

Principle

The site is located within the urban boundary as defined by the proposals map of the Medway Local Plan 2003. In general terms an additional dwelling on this site is in accordance with the general provisions of Policy H4 of the Medway Local Plan 2003. However, as with the previous application and in light of the amended scheme, 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 two storey properties of a Mansard roof design and more contemporary 1990's two storey gabled properties. The revised scheme is now more reflective of this prevailing character and reflects the character and appearance of the street scene. 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 or appearance of the area. Accordingly, the impact upon the street scene and design is considered acceptable and the development is considered to accord with Policy BNE1 of the Medway Local Plan 2003.

Amenity

The sitting, 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 Medway Housing Design Standards (2011).

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	Bedroom Floor space Proposed (Total)
77m ²	77m ²	25m ²	31.5m ²	8m ² per room / 12m ² for a double	8.8m ² and 12.2m ²

The proposed dwelling meets the adopted Standards and the applicant has plotted furniture on the submitted drawings indicating that the rooms can comfortably contain the required furniture. The two bedrooms have been extended and the layout revised to remove the substandard third bedroom / study where concerns were previously raised. 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, the development is considered to comply 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. Members previously raised concerns about the impact of the proposal upon forward visibility to the bend in Trevale Road and this continues to be reflected in the majority of objections from local residents. The applicant has undertaken a speed survey, in which an average of 231 vehicles passed the site in an average two way (weekday) flow. The survey suggested that 85% of the traffic approached the site at 17.9mph from the east direction, and 18.1mph from the west. In wet weather, the report suggests that these speeds reduce to some 15.4mph and 15.6mph from the east and west respectively. Officers previously reported that forward visibility would be reduced on the corner of Trevale Road from 36 metres to 21 metres. However, the submitted report and the sight lines detailed on drawing number PL/288/10 indicates that the actual distance is likely to be larger due to 'slowing vehicles...negotiating a 90° bend'. The distance indicated on the submitted drawing mentioned above, indicates a visibility distance of approximately 24 metres. This position has been supported by the Council's Principal Transport Planner, particularly as this forward visibility is in excess of the Manual for Streets advice for such a road speed. In the light of this a condition is recommended, should planning consent be forthcoming, seeking to keep the North East boundary of the site as it turns the bend on Trevale Road free from any obstructions that would be in excess of the height of the current boundary wall, which is approximately 1 metre in height when measured from the road /pavement side of the 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 revised development represents an appropriately proportioned and designed dwelling that is considered to respects the surrounding character and appearance of the street scene and the amenities of the neighboring properties. The development is also considered to be acceptable in highways terms and in terms of all other material planning 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.

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>