

MC/14/1885

Date Received: 30 June, 2014

Location: 20 Cooling Road, High Halstow, Rochester, ME3 8SA

Proposal: Construction of a first floor extension over existing single storey element; single storey rear extension and construction of raised decking to rear (demolition of existing conservatory)

Applicant: Ms K Lett

Agent: Mrs T McFadzean Insight Joiners Shop The Joiners Shop The Historic Dockyard Chatham Kent ME4 4TZ

Ward Peninsula

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**Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 10 September, 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:

14-116 001 P1, 14-116 003 P1, 14-116 004 P1 received on the 30 June 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.

- 4 Notwithstanding the submitted drawings no development shall take place until details of a privacy screen measuring at least 1.7m in height when measured from the balcony floor for the western side of each balcony has been submitted to and approved in writing by the Local Planning Authority. The privacy screens shall be implemented in accordance with the approved

details prior to the first use of any of the balconies and shall be retained thereafter.

Reason: To ensure the development does not prejudice conditions of amenity by reason of unneighbourly overlooking of adjoining property, in accordance with Policy BNE2 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**

Construction of a first floor extension over existing single storey element; single storey rear extension and construction of raised decking to rear (demolition of existing conservatory). The first floor extension would be in the same location as the existing single storey side extension and there would be no change in the projection or width. The eaves height would be raised from approximately 2.7m to 4.2m and maximum height to the ridge of approximately 6.5m. The chimney on the side elevation would be approx. 7.5m in height. The extension would have a gable end roof and there would be a roof alteration to form a projecting gable connecting to the ridge of the roof of the proposed first floor extension which would be a similar height to the existing main dwelling. A rooflight would be installed to the front and rear elevation. The first floor extension would provide 2 bedrooms one with a en suite and changing room.

The single storey rear extension would project approx. 3.4m from the original rear elevation, approx. 8m in width and approx. 3m in height. The extension would have a flat roof to provide a balcony to first floor level. It is proposed that the balcony would have a privacy screen approx. 1.7m high to the side. The extension would provide an open plan kitchen/diner and family room. The existing rear conservatory would be demolished to make way for the extension. A further raised first floor balcony would be to the east and would project approx. 1.8m from rear elevation at 0.8m above the ground and approx. 7m in width.

## **Relevant Planning History**

MC/13/2108	An application for a Lawful Development Certificate (proposed) for the partial conversion of existing integral garage to living accommodation <b>Decision Approval</b> <b>Decided</b> 23 October, 2013
85/705	Bungalow with garage <b>Decision Approval with Conditions</b> <b>Decided</b> 20 February, 1986

## **Representations**

The application has been advertised by individual neighbour notification to the owners and occupiers of neighbouring properties. High Halstow Parish Council have also been consulted.

**4 letters** of representation have been received raising the following concerns:-

- The extensions width and height increase will impose on neighbouring property.
- Decking and balcony to rear would lead to unacceptable overlooking of neighbours garden.
- Error on the existing plan showing window and single garage on front elevation and not double garage as currently onsite.
- Alterations will create a 6 bedroom house with not enough parking.
- Concerns regarding hazard of parking on single country lane

The issue of the extension and its effects on overlooking, impact on neighbouring properties and highways will be assessed in this report. With regard to the accuracy of the plans, the plans show the works proposed under the Lawful Development Certificate which have yet to be undertaken and do not require the benefit of planning permission.

**High Halstow Parish Council** have written raising no objection.

## **Development Plan**

The Development Plan for the area comprises the Medway Local Plan 2003 (Local Plan). 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**

### *Design*

Each aspect of the proposal will be dealt with separately below:

#### First floor extension over existing single storey element and roof alterations

The first floor extension would be visible from the highway within a local character that is mixed. The extension would not project any further forward than the existing single storey element and would be the same width. The extension is therefore considered to be in proportion and scale. The proposed ridge and eaves heights and the use of gables would respect the appearance of the existing dwelling and not appear dominant from the highway. It is considered that the proposed extension would be inkeeping with the rest of the property and would not be detrimental within the mixed street scheme. A condition would be required to ensure that the materials used on the external surface match the existing dwelling to retain its appearance.

### Rear storey rear extension and balcony

By the virtue of its siting the rear extension would only be visible from neighbouring properties. The extension is considered to be suitable in terms of scale, mass and proportion to the site and the proposed first storey extension and therefore there is no objection. The flat roof would allow it to be used as a balcony from the master bedroom. There is a balcony present on number 24 Cooling Road and would therefore not be a new feature to the area. But no objection is raised regarding this part of the development.

### Additional raised balcony

By virtue of its siting the balcony would only be visible from neighbouring properties. It is proposed to be of an acceptable height and it would reflect the design of the other balcony proposed at the property and would not be a new feature to the area due to the balcony present at 24 Cooling Road.

Overall, it is considered that the proposal will accord with Policy BNE1 of the Local Plan.

### *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 .

The neighbour to the east is number 18 Cooling Road which is at a higher land level than the application site. Due to the proposed works and relationship between the properties and the boundary treatment there would be no effects from the proposal and particularly the additional balcony with regard to privacy protection, visual dominance and potential loss of outlook, loss of daylight and shadow cast/loss of sunlight.

The neighbour to the west is number 22 Cooling Road which is at a lower ground level than the proposed property by approximately 3m. The application property would be raised by a maximum of approximately 1.8m. It is considered that this would not significantly result in the development being visually dominant mainly as the side extension does not move the property closer to the boundary. There are no windows in the side elevation of number 22 facing the proposed development therefore there would be no detrimental impact on outlook. A sunlight/shadow test has been undertaken and the proposed works do have an impact on the property at number 22 at 8am but this shadow is all but gone from the rear garden by 10am. Therefore it would not be considered to be significant enough to refuse the proposal. With regards to privacy the introduction of the new bedroom at first floor level with balcony would have an impact on the privacy and overlooking, however this already exists to a certain degree from the first floor level in the existing property at first floor level and from certain areas of the garden due to the nature of the boundary treatment. The balcony is proposed to have a 1.7m privacy screen to the side. A condition would be required for further details of this screen to ensure privacy is kept for both the users of the balcony and the neighbour and number 22. Consequently it is considered that the proposal will accord with Policy BNE2 of the Local Plan.

## *Highways*

The development would change the number of bedrooms from four to six. The hardstanding to the front would be able to provide parking for three vehicles, there is a garage within the scheme however it measures 3m by 5m and is therefore too small to be included within the parking provision. Despite this, the parking provided would meet the Medway Council Interim Residential Parking Standards and consequently the proposal would be in accordance with Policies T1 and T13 of the Local Plan.

## **Conclusions and Reasons for Recommendation**

The proposed development would not detract from the character of the area. There would be no significant impact on the neighbouring properties or the highways and so the application would not conflict with Policies BNE1, BNE2, T1 and T13 of the Medway Local Plan 2003.

This application would normally fall to be considered under officers' delegated powers but has been reported for Members due to the number of letters of representation received that are contrary to the recommendation.

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## **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>