

MC/14/1925

Date Received: 4 July, 2014

Location: 201A City Way, Rochester, ME1 2TL

Proposal: Construction of a two storey extension to rear; conservatory to rear; installation of a double pitched roof dormer to rear with hip to gable end to facilitate use of the loft for living accommodation and detached garage

Applicant: Miss A Watson

Agent: Mr L Jordan 52 Northumberland Road Maidstone Kent ME15 7LR

Ward Rochester South & Horsted

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 8 October, 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:AW/13/1844/0/LJ received 9 July 2014, AW/13/1844/02/LJ Rev A and AW/13/1844/03/LJ Rev A both received 1 September 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 The bathroom window in the first floor northern side elevation and the en-suite window within the dormer to the rear shall be fitted with obscure glass and apart from any top-hung light, that has a cill height of not less than 1.7 metres above the internal finished floor level of the room it serves, shall be non-opening. This work shall be carried out and

completed before the first use of the room it serves and shall be retained at all times 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.

Proposal

This application seeks planning permission for the construction of a two-storey extension to rear; conservatory to rear; installation of a double pitched roof dormer to rear with hip to gable end to facilitate use of the loft for living accommodation and detached garage.

The application originally included a balcony to the bedroom window within the dormer but has since been amended following officers' stated concerns. The revised proposal now removes the balcony element.

The proposed two-storey extension would have a projection of approx. 3.9m, with a width of approx. 2.7m. The height to the eaves would be approx. 5.3m and the height to the ridge of the hipped roof would approx. 6.5m.

The proposed rear conservatory would have a projection of approx. 3.9m with a width of approx. 2.9m. The height to the eaves would be approx. 2.6m with the height to the ridge of the roof proposed to be approx. 3.7m.

The rear dormer would have a projection of approx. 2.5m with a width of approx. 5.6m. As a result of the insertion of the dormer, the hipped roof on the north elevation is proposed to be converted to a barn hipped roof.

The proposed garage would replace an existing garage, which would be demolished. The new garage would have a width of approx. 2.6m with a height to the ridge of the roof of approx. 2.7 metres. The length of the garage would be approx. 10.5m.

Relevant Planning History

92/0606	Single storey rear extension Decision Approval with Conditions Decided 18/08/1992
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Representations

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

2 letters of objection has been received raising the following objections. All other concerns raised are not considered to be material planning considerations and therefore cannot be addressed in the determination of this application.

- Loss of light.

- Loss of privacy.
- The proposed loft conversion is not in keeping with the area.
- The proposed garage is too close the boundary line.
- The access to the proposed garage is not wide enough for a modern vehicle.
- Noise and disturbance

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

Street Scene and Design

City Way is a vast road in terms of its length as it links Star Hill (Rochester) with Maidstone Road (Chatham) the character of the street scene is very diverse, with a mixture of detached, semi-detached and terrace dwellings. Many of the dwellings vary in design and in the case of most they have been altered through extension to the front, rear or side as well as through the use of dormers. In this case the application site is an end of terraced 2-storey dwelling.

The majority of proposed development would be to the rear of the property and therefore cannot be seen from the highway. With regards to the barn hipped roof, this change would be visible from the highway, however it is considered that this change would not have a negative impact on the character and appearance of the street scene by virtue of the fact that the design in roofs vary along City Way and as such there is no common design to conform to.

In terms of the proposals to the rear, the extension and conservatory in terms of their projection at approx. 3.9m is not considered to appear unduly prominent when viewed from neighbouring gardens due to the depth of the gardens. The projection of the extension would only be 0.9m larger than the existing single storey rear extension, which is to be demolished. As such it is considered that this increase in projection would not be significant enough to cause any detrimental impacts on the character and appearance of the property itself and when viewed from the surrounding rear gardens.

With regards to the proposed dormer, it is considered to be acceptable and would not cause any detrimental impact on the character and appearance of the street scene by virtue of the fact that there are numerous examples of dormers to the rear of properties in the area.

In terms of the proposed garage, this would replace an existing garage. It is considered that the new garage would enhance the character and appearance of the street scene. Overall it is considered that the proposed development conforms to the objectives of Policy BNE1 of the Medway Local Plan 2003.

Amenity

In terms of amenity it is considered that the proposed development would not impinge on residential amenities of sunlight or daylight. With regards to privacy the proposed development would introduce 3 additional windows (2 to the rear within the dormer, and 1 to northern side elevation). Due to the proposed changes to the roof and the proposed rear extension the windows within the northern side elevation would have to be reorganised. It is considered that the addition of an further 1 window in the northern elevation is acceptable when it is considered that all of the windows within this elevation either serve non habitable rooms, or stairways (2 serve the kitchen, 1 for a bathroom and 3 for which serve the stairways). It should be noted that these windows would not cause issues of overlooking as they look out onto the south elevation of No. 201 City Way which has no windows on it. It is however recommended that the window, which serves the bathroom, be conditioned to be obscure glazed.

In terms of the additional windows to the rear within the dormer, 1 window would serve an en-suite and the other a bedroom. It is recommended that the en-suite window be conditioned to be obscure glazed. In terms of the bedroom window, it is considered that any over looking that would result would be no greater than the everyday mutual overlooking that currently exists.

With regards to the garage, this would introduce 2 additional windows, however these windows would face into the applicant's garden and therefore it is considered that no additional overlooking of neighbouring properties would occur. In terms of noise, whilst it is noted that the existing garage is not used for parking, it could be and therefore it is considered that it being demolished to make way for a new garage causes no additional noise than that of what could be occurring currently.

Bearing in mind the above it is considered that the proposed development conforms to the objectives of Policy BNE2 of the Medway Local Plan 2003.

Highways

The proposed development would introduce an additional bedroom to the property making it a 4-bedroom property. The Councils Interim Parking Standards state that a 4-bedroom property should provide a minimum of 2 off street parking spaces. In this case it is considered that the proposed garage would be able to house 2 cars whilst the applicants driveway would be able to accommodate an additional car. It is therefore considered that the proposed development conforms to the objectives of Policy T13 of the Medway Local Plan 2003.

Other Matters

Civil Matters

As part of the objections received, it is clear that there is a land ownership issue in regards to boundary lines and a pinch point and whether the boundary line is correct. Whilst this concern is understood, it is not a material planning consideration and are civil matters between the applicant and the writer of the letter of concern. Given that

the correct ownership notices have been served these concerns cannot be assessed as part of the determination of this application.

Local Finance Considerations

None relevant to this application.

Conclusions and Reasons for Approval

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

This application would usually fall to be determined under delegated authority, however in this case, at the request of Councillor Turpin, this application is reported before planning committee on the grounds that the proposed development will create overlooking and a detrimental effect on the quiet environment and that there is a pinch point in the drive way, which makes it difficult for vehicular access.

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>