

MC/14/2305

Date Received: 7 August, 2014

Location: 134 Barnsole Road, Gillingham, ME7 4JJ

Proposal: Construction of a part two storey part single storey rear extension with 2no. Juliet balconies; conservatory to rear and attached double garage to side (demolition of existing rear projection and detached garage)

Applicant: Mr Sales

Agent: Mr Tomlin Kentec Group Ltd 10-12 High Street Snodland Kent ME6 5DF

Ward Watling

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: Site Plan received 7 August 2014 and Drawing Number 6634-P-01 B, received 17 September 2014.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Notwithstanding the submitted plans, 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.

Proposal

This application is for the construction of a part two storey part single storey rear extension with 2no. Juliet balconies; conservatory to rear and attached double garage to side (demolition of existing rear projection and detached garage).

The two-storey element of the rear extension would measure approx. 4.25m wide, approx. 6.7m deep and approx. 7.4m in height to the ridge with a gable end. The single-storey element would measure approx. 2.6m wide, approx. 6.9m deep and approx. 2.7m in height to the eaves with a shallow pitch roof with 3no. roof lights. This extension would replace the single storey rear projection and would provide a new kitchen at ground floor level and one additional bedroom with an en-suite at first floor level.

The proposed conservatory would measure approx. 9.3m wide, approx. 4.3m deep and approx. 2.5m in height with a hipped roof.

The attached double garage would project approx. 5.8m from the side of the existing property, would have a depth of approx. 5.7m and be approx. 4.6m in height to the ridge with a pitch roof. The front of the new garage would be set inline with the bay window that serves the dining room to the front of the property.

Relevant Planning History

GL/72/173B	Change of use from house and garage to house, garage and use for storage of diving equipment and motor vehicles with maintenance of such vehicles and interviewing business callers and incidental paper work. Refusal 12 September, 1974
NK3/72/173A	Application for determination received in respect of land situated at 134 Barnsole Road for storage of diving equipment and two vehicles and otherwise as described in your application. Would constitute development, application for planning permission is required. Approval with Conditions 31 July, 1974

Representations

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

4 Letters of objection were received from neighbours making the following summarised comments;

- Overlooking
- Loss of Privacy
- Loss of daylight / sunlight

- Loss of garden area of application site
- Noise & Dust

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 & Design

The application site is a two-storey semi detached property within a residential area. The property benefits from a large plot with amenity space to the side and rear and currently has a detached garage to the side and parking to the front.

Policy BNE1 of the Medway Local Plan 2003 requires extensions to respect the character of the originals building and the National Planning Policy Framework (2012) supports high quality design that helps to improving the character and quality of an area.

The part two-storey part single storey rear extension would be of a design that would complement the design of the host dwelling and be in keeping with the character and appearance of the area. The gable end of the two-storey element would match that of the projecting gable to the front of the main dwelling and the shallow pitch roof of the single storey element would be simple and of a design that is widely seen in single storey rear extensions.

The proposed conservatory would have a hipped roof and would adjoin of the proposed rear extension. The conservatory is of a size and design that would suit the host dwelling and would sit comfortably within the plot.

The replacement garage to the side would replace an existing wooden garage. The roof design would match the host property and would be an improvement to the existing when viewed from the streetscene.

Minimal views of the proposed rear extension and conservatory would be afforded from the streetscene but will be visible from surrounding gardens. However, taking account of the above, it is considered not to be detrimental to the character and appearance of the area or the host dwelling and as such, no objections are raised in this respect.

The proposed development is considered to comply with the objectives of Policy BNE1 of the Medway Local Plan 2003.

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.

There would be 2no. additional windows within the northwest facing side elevation at first floor level that would serve the en-suite and secondary window to the new bedroom. Due to a gap of approximately 6m from this side elevation and the boundary with the rear garden of No. 132 Barnsole Road, it is not considered necessary to impose a condition of obscure glaze to these additional windows. The side boundaries to the rear comprise fencing on the south facing side and a brick wall to the north and northwest with mature trees and shrubbery on both sides, creating a natural screen to the neighbouring gardens.

The proposed development would result in development coming within closer proximity to the rear boundaries of adjacent properties. However, it is considered that it would not introduce a detrimental impact in terms of loss of privacy due to the siting and angle of the development in relation to the surrounding properties and their rear gardens.

It is acknowledged that there would be a degree of overlooking into the rearmost part of the rear garden of No. 2 Larkfield Avenue through the introduction of 2no. Juliet balconies at first floor level on the rear elevation. However the existing layout of the first floor of the property currently has a landing and bedroom windows overlooking neighbouring gardens and there would be a gap of approximately 5m from the rear elevation and the boundary wall of the rear garden of No. 2 Larkfield Avenue. As such, the proposal would not result in overlooking that is considered to be detrimental to the amenities of the occupiers to justify a refusal. On balance no objection is raised in relation to impact on privacy.

In terms of any loss of sunlight or daylight, the two-storey rear extension would only marginally increase the amount of shadow cast over a small part of the rear garden of No. 132 Barnsole Road up to approximately 12:00 and there would be a slight increase in shadowing into the rear garden of No. 2 Larkfield Avenue from approximately 13:00 to 16:00, and to the rear garden of No. 4 Larkfield Avenue after approximately 16:00. No shadow would be cast over the rear garden of No. 136 Barnsole Road. As there would be no shadow cast over any habitable room windows in any of the aforementioned properties and the increase of shadow cast of the rear gardens is limited, it is not considered to be detrimental to the amenities of adjoining neighbours and therefore there is no objection is raised to the development in terms of loss of daylight or sunlight.

As such, in terms of any overlooking, loss of daylight and sunlight it is considered the proposal would accord with Policy BNE2 of the Medway Local Plan 2003.

Highways

Although the development creates the addition of 1no. bedroom, the existing garage is to be replaced with a double garage and the existing driveway is large enough to accommodate a further vehicle.

The proposal therefore complies with the objectives of Policies T1 and T13 of the Medway Local Plan 2003.

Local Finance Considerations

None relevant to this application.

Conclusions and Reasons for this Recommendation

The application is considered to accord with the above mentioned development plan policy and is recommended for approval.

The application would normally fall to be determined under delegated powers but has been referred to Committee due to the number of representations received contrary to officer's 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>