

MC/14/2761

Date Received: 12 September, 2014

Location: 62 Seagull Road, Strood, Rochester ME2 2RH

Proposal: Construction of a single storey side extension

Applicant: Mr I Igwe

Agent: Mr T Hawkins Coteq Ltd 187 Edwin Road Rainham Gillingham
ME8 0AH

Ward Strood South

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 5 November 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:

A.01.2, A.02.2, A.03.1 and A.03.2 all received on the 12 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.

For the reasons for this recommendation for approval please see Planning Appraisal Section and Conclusions at the end of this report.

Proposal

The application is for the construction of a single storey side extension. The extension would project approximately a max of 2.7m from the side of the property and this would narrow towards the rear to approximately 1.4m. Its height would be

approximately 2.8m to the front with a 2.2m eaves. It would project approx 1.3m to the front. There would be a pitched roof on the front elevation and flat roof to the rear. The existing porch would be increased in height to be included within the mono pitched roof. The extension would provide a fourth bedroom, a downstairs toilet and an extended kitchen.

Representations

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

No representations have been received.

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

Design

The proposed extension would be visible from the street scene and neighbouring gardens. The street scene is formed of a row of terraced houses with a variety of front porch extensions and therefore it would not be detrimental to the street scene. The side extension is of an appropriate size and scale and no objections are raised to the mono pitch roof to the front and flat roof to the rear. A condition is required to ensure that the materials used on the external surface match the existing dwelling to retain its appearance. Consequently the proposal is in accordance with 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. The proposed extension would be one metre higher than the existing 1.8m boundary treatment. However, due to the distance to the neighbouring property (no 60) located to the north and the fact that no windows are proposed within this elevation, there would not be a detrimental impact on the privacy, outlook, daylight or sunlight amenities of the occupiers of neighbouring properties. Accordingly, the proposal is acceptable in terms of amenity considerations and is in accordance with Policy BNE2 of the Medway Local Plan 2003.

Highways

The development will increase the number of bedrooms from three to four. The existing two driveways at the front of the property provide two off road parking

spaces and this satisfies the requirement of a four bedroom house. The proposal therefore complies with the objectives of Policy T13 of the Medway Local Plan 2003.

Local Finance Considerations

There are no local finance considerations with this application.

Conclusions and Reasons for Approval

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

This application would normally fall to be considered under officers' delegated powers but has been reported for Members due to the applicant being a Councillor.

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://publicaccess.medway.gov.uk/online-applications/>