Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 3 December 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 and Drawing Nos. 3P, 4SP, P1, P2, S1 and S2, all received 15 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.

The first floor secondary window to the master bedroom on the southeast
4. Facing elevation 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 finished floor level of the room it serves shall be non-opening. This work shall be carried out and completed before the room is first brought into use 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.

5. Prior to the commencement of development, details of the layout of the area to the front of the property shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include surfacing and draining of the hardstanding area, the boundary treatment, including heights, and proposals for landscaping to the front. The approved details shall be implemented prior to the hardstanding to the front first being brought into use and shall thereafter be retained.

Reason: In the interests of the visually amenity of the area and highway safety and to accord with policies BNE1 and T2 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 application is for the construction of a part two storey side/rear part single storey side extension with first floor window to side, increase in roof height, formation of hip to gable, insertion of dormers to front to facilitate additional living accommodation in the roof space together with canopy, alteration to existing chimney stack and creation of block paved driveway to front (demolition of one existing chimney stack)

The two-storey element of the side/rear extension would measure approx. 5.2m wide, 6.2m deep and 7.2m in height to the ridge with a gable end. The single storey side extension would project approx. 1.2m from the side of the existing property, 3m in length and 3.2m in height to the eaves, extending to 6.7m to the ridge to meet the two-storey part of the development.

The proposed dormers to the front of the property would measure approx. 2.4m wide and 2m in height to the ridge. The roof height to the ridge would increase by approx. 1.4m, from 6.1m to 7.5m.

The block paved driveway to the front would measure approx. 9m wide by 7.6m with some soft landscaping proposed.

The overall scheme would provide an enlarged kitchen/diner and w/c at ground floor level and 3no. double bedrooms, 2no. en-suites and a bathroom.
Internal alterations are also proposed in order to make the best use of the space created.

Relevant Planning History

MC/11/0921  Increase in roof height to facilitate loft conversion; formation of a hip to gable roof; dormer windows to front; construction of a part single/two-storey side/rear extension and canopy to front and new parking area to front.
Approval With Conditions
6 June, 2011

Representations

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

3 Letters of objection were received making the following summarised comments:

- Overlooking
- Loss of privacy
- Loss of light
- Out of character with surrounding area
- Too large for the plot

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

A previous application was submitted and approved on 6 June, 2011 but that permission has now expired. The schemes are vertically identical, with the only amendment being the removal of the Yew tree in the front garden and driveway access. With those amendments the proposal is essentially a renewal of the previous permission.

Streetscene & Design

The application property is a modest single storey detached dwelling within a large plot. The area surrounding the application site is residential in character and consists of a mix of two-storey and single storey detached properties of differing designs. The property currently does not have off-road parking but on-street parking is available.
Due to the siting of the proposed development, the alterations proposed would be visible within the streetscene. The roof height would increase by approx. 1.4m and would change from hip to gable. The proposed dormers are small and would be of a design that would respect the host dwelling. The part single/part two-storey side extension would not appear unduly prominent from the streetscene or incongruous to the original host dwelling. The two-storey rear extension and alterations to the rear of the property would not be highly visible from the streetscene and although would substantially alter and increase the size of the original property, would be modest when viewed within the dwelling’s plot and the neighbouring properties.

Taking into consideration the very mixed design and style of properties in the area, the development would not have a detrimental effect when viewed from the general street scene.

The hardstanding to the front will still retain the front boundary treatment and provide for some soft landscaping and is therefore acceptable in visual terms.

The overall design of the development would respect and compliment the property and the character of the area.

The proposed development therefore accords 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 scheme would have more visual dominance than existing and would introduce additional windows that could increase the amount of overlooking that currently exists. However the surrounding properties that would have most impact, namely Nos. 116 and 118 Bredhurst Road, are two-storey properties and their rear elevations are over 10m from proposed rear elevations of the application property.

The submitted plans show 3no. first floor windows within the rear facing (northeast) elevation that would increase the amount of overlooking into the rear gardens of Nos. 116 and 118 Bredhurst Road. However, the increased overlooking when assessed against the existing neighbouring properties within Bredhurst Road, would not be substantially increased and does not introduce a form of overlooking that does not currently exist from elsewhere.

There is 1no. window proposed in the southeast facing elevation that would look directly onto No. 118 Bredhurst Road and it is considered that this could create an unacceptable overlooking due to its position and proximity. However as this is a secondary window to the proposed master bedroom, it can be obscure glazed and an appropriate condition is recommended.
The proposed dormer windows to the front of the property would overlook the proposed parking area and Fairview Avenue, and as such would not create any unneighbourly overlooking.

It is acknowledged that there would be a substantial increase in shadow cast from the proposed development compared to existing, however, the majority of the shadowing would be within the property’s own rear garden and is not considered to cause substantial detrimental harm to the neighbouring properties to warrant a refusal.

Subject to the imposition of appropriately worded conditions, the proposals would not result in any loss of privacy for any neighbouring property. The proposals are in a position where they would not result in any loss of outlook, sunlight or daylight to any neighbouring property and would therefore accord with Policy BNE2 of the Medway Local Plan 2003.

**Highways**

The proposed development would result in one additional bedroom, however the proposed parking area to the front will provide off street parking for more than two vehicles. While no turning can be provided on site, in this location reversing onto or off the highway is acceptable and the access has been designed to provide the required visibility. The proposed development would therefore accord with 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 development has been well designed and respects the character of the area. There will be no unacceptable impact on amenity or highway safety subject to the conditions proposed. 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 expressing a view 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://publicaccess.medway.gov.uk/online-applications/