

MC/14/1795

Date Received: 26 June, 2014

Location: 121a Barnsole Road, Gillingham, ME7 4DY

Proposal: Retrospective application for increase in roof height of existing main building, alterations to external doors and windows and engineering works to front and side to facilitate hardstanding and a block of garages with new vehicle crossover access

Applicant: Mr Akhurst

Agent: Mr B Cullen Kent Drawing 1st Floor, 25 High Street Rainham Gillingham Kent ME8 7HX

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 7 January, 2015.

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:

Drawing number BLC/121 BARNSOLE ROAD/01 issue no. 3 received on 6 November 2014.

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

- 3 No development shall take place until details and samples of all materials to be used externally have been submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with the approved details.

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 Prior to the commencement of work on the garages details of the surfacing and drainage of the vehicle parking and access areas shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided prior to the garages and new access being brought into use and shall thereafter be retained.

Reason: In the interests of visual amenity and sustainability.

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 partly retrospective for the increase in roof height of the existing main building, alterations to external doors and windows including the removal of some and insertion of new. The proposal is also for engineering works to the front and side of the building to facilitate hardstanding areas and for the construction of a block of three garages with new vehicle crossover access.

Representations

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

Four letters of objection have been received, two of which are from the same person, with the following comments:

- Reduce the limited parking available.
- Loss of view.

Two letters have been received in support of the application.

One letter has been received with no objection to the application.

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

Principle

The site is located within an urban area. The application property is an old single storey building that was previously used as a printers and has been unoccupied for some time. The applicant advises that the alterations to the main building are required to bring the premises back into use as well as improve its visual appearance of the building. The garages along with the alterations to the land levels

to provide parking are required to serve the proposed use. Policy ED3 of the Local Plan advises that alterations to existing business premises will be allowed provided that there is no detriment to local amenity. The principle of the development to bring these vacant business premises back into use is therefore acceptable. The determining issues relate therefore to the detail of the alterations and the impact or otherwise on amenity.

Street Scene and Design

The building is quite prominent within the street scene due to it being constructed on higher ground level than the road. Some of the alterations to the existing building have already been undertaken. The alterations to the building that include the raising of the roof by approx. 600mm to the rear of the building and sloping down to the existing roof height at the front of the building, external alterations that include replacement, relocation, removal and insertion of doors, windows and garage doors, would overall be considered acceptable in terms of scale and design and brings a much needed revamp to this run down building.

To the northern side of the building it is proposed to lower the land level to that of the footpath and construct a block comprising three garages. A hipped roof design is proposed to the garage block and this is considered acceptable in design where viewed from the road. Its scale in terms of height, width and depth and due to it sitting on a lower land level than the existing building would be considered acceptable. A new vehicular crossover to serve this area is proposed and a drain gully running to a soakaway would be provided to restrict surface water from the hardstanding running off onto the highway.

To the front of the building alterations to the land level will see the new hardstanding area sloped down towards the road in line with the existing driveway and create an area for parking. A drain gully and soakaway within the curtilage of the property is also provided. This element is also considered acceptable.

Overall, the proposed development is considered acceptable and in accordance with Policies ED3 and BNE1 of the Medway Local Plan 2003.

Amenity

The closest neighbouring property to the application site is 121b Barnsole Road. The main affect of the proposed works on this neighbour would be the raised roof height over the main building. The height of the roof has been raised by approx 600mm at the rear of the building and slopes down to the front of the building to the same height as the original roof height. It is not considered that this increase in height would have a significantly detrimental impact on this neighbour in terms of loss of daylight and sunlight.

The rear building line of the properties to the rear of the application site in Louisville Avenue are approx. 14m away from the rear building line of the application building. The main impact to these properties would be the raised roof height, however, in consideration of the distance between these properties and the application building it is not considered that the proposed development would have a detrimental impact

on these neighbours in terms of loss of sunlight, daylight, outlook and privacy.

The garages and access will occupy an area which is extremely untidy at present and prone to dumping. The proposal will permanently tidy up this area improving amenity while it is not considered that the limited vehicular movement in this area will be detrimentally to adjoining residential amenity.

Accordingly the proposals are therefore considered acceptable including with regard to the advice given in Policy BNE2 of the Local Plan.

Highways

The alterations proposed to create hardstanding areas and garages will increase the amount of parking provided at the property. It is acknowledged that the formation of a vehicular crossover will reduce kerbside parking on Balmoral Road by around 2 spaces, however, the additional parking provided (in excess of 3) within the curtilage of the building would be greater than the loss of kerbside parking giving an overall neutral effect. The development therefore accords with Policies T1 and T2 of the Medway Local Plan 2003.

Local Finance Considerations

None required

Conclusions and Reasons for Approval

The proposal in terms of principle, design, neighbours amenities and highways is in accordance with the NPPF and Policies BNE1, BNE2, ED3, T1 and T2 of the Medway Local Plan 2003.

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/>