

MC/14/3127

Date Received: 20 October, 2014

Location: 6 Kingsdown Close, Hempstead, Gillingham, ME7 3PX

Proposal: Construction of a two storey ground and lower ground rear extension together with porch and canopy to front together with a single storey extension to front to facilitate extension to existing garage

Applicant: Mrs R Papa-adams

Agent: Mr C Barnes Architecture Design 17 Glenhurst Rise Upper Norwood Croydon London SE19 3XN

Ward Hempstead & Wigmore

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 29 April 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: Site Location Plan received 20 October 2014, Ordnance Survey Plan, Block Plan and Drawing Nos. P(00) 01, P(00) 02 and P(11) 02, received 3 February 2015 and P(11) 01 rev A received 25 March 2015.

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.

- 4 The contemporary conservatory hereby approved shall not be brought into use until the glazing to the side elevations has been fitted with obscure glass in accordance with the approved drawings and it shall thereafter be retained

as such.

Reason: To regulate and control the permitted development in the interests of amenity in accordance with Policy BNE2 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 two-storey ground and lower ground rear extension together with porch and canopy to front together with a single storey extension to front to facilitate extension to existing garage.

The rear extension would measure approx. 10.9m wide, 3.3m deep and 5.3m in height. The single storey extension to the front would measure approx. 6.45m wide, 2.1m deep and 2.8m in height to the eaves with a pitch roof. The canopy would measure approx. 1.8m wide, 1.2m deep and 2.5m in height to the eaves with a pitch roof.

The overall development would create an extension to an existing studio room at lower ground floor, a conservatory at ground floor level, an extension to the existing garage and front door canopy.

Relevant Planning History

MC/04/1826	Lawful Development Certificate (proposed) for the installation of an external staircase to rear and side Approval with Conditions 16 August, 2004
GL/79/285E	Erection of a 3 foot high wall at front and 6 foot fence on each side. Approval with Conditions 01 August, 1988
GL/79/285C	First floor rear extension, double garage to side and alteration to front flat roof. Approval with Conditions 14 March, 1986
GL/79/285B	Details for erection of one house pursuant to outline approval GL/79/285A dated 19/7/85. Approval with Conditions 14 March, 1986
GL/79/285A	Outline application for one detached dwelling. Approval with Conditions 19 July, 1985
GL/79/285	Double garage. Approval with Conditions 5 October, 1979

Representations

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

8 Letters of objection have been received from neighbours making the following summarised comments;

- Noise
- Parking
- Traffic
- Highway Safety
- Trees
- Loss of Privacy
- Potential Loss of Sunlight

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 detached property that is two-storey at the front and three storey at the rear due to the change in land levels. The area is residential in character and the property benefits from a large plot with a generous garden to the rear that slopes steeply down to the west, an integral double garage and off road parking for approx. 4 cars.

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

The two-storey lower ground and ground floor 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 proposed brickwork would match the existing and the proposed conservatory would be simple and of a design that is acceptable for the host property.

The proposed front extension and canopy would be a modest addition to the front of the property and the roof design would complement the pitch roof of the host dwelling.

No view of the proposed rear extension would be afforded from the streetscene but would 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.

The application dwelling and the adjacent properties benefit from boundaries of approx. 2m high fencing and mature trees. However, it is acknowledged that during the winter months there would be a decrease in the level of natural screening provided by the trees. The lower ground floor extension would only have bi-fold doors facing on to the rear garden. The proposed ground floor element of the 'contemporary conservatory would be partial brickwork and partial obscure and clear glaze above in the rear elevation and be partial brickwork and full obscure glaze above in the side elevations. 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.

Due to the overall height of the rear extension and a gap of approximately 3.1m from the north facing side elevation and approx. 2m gap from the south facing elevation to the boundaries with the neighbouring properties, it is not considered that the development would introduce a detrimental impact in terms of any loss of sunlight, daylight or privacy.

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

There are no highway or parking implications for this proposal

Other Matters

The applicant uses the existing studio room on the lower ground floor for yoga and it is possible that it will be used to a certain level for paying classes. Whether this requires planning permission is a matter of fact and degree and a suitably worded informative is recommended.

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