

MC/15/4507

Date Received: 22 December, 2015

Location: 8 Hudson Close, Rainham, Gillingham, ME8 0DE

Proposal: Construction of a single storey side extension and extension to existing hardstanding to front

Applicant: Mr T Choudhury

Agent: Mr B Saunders C&B Design 12 St Margarets Drive Wigmore Gillingham Kent ME8 0NR

Ward Rainham Central

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 10 February 2016.

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:

Block plan and drawing numbers 2827.02 and 2827.03 received on 22 December 2015

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.

- 4 The proposed extension to the driveway within the curtilage of the property as shown on block plan received on 22 December 2015, shall be surfaced and drained prior to it first being brought into use as a parking area to ensure that there is no surface water runoff onto either the public highway or public footpath.

Reason: In the interests of highway safety and sustainability in accordance

with Policy T1 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 seeks planning permission for the construction of a single storey side extension and extension to existing hardstanding to front. The side extension would project approx. 2.7m from the existing side elevation, with a depth of approx. 9.4m. The extension would have a mono pitched roof with an eaves height of approx. 2.5m and maximum height varying from approx. 3.5m and approx. 4.1m. The proposal also seeks the extension of brick paved hardstanding with acro drain to the front.

Relevant Planning History

MC/08/1943	Application for Lawful Development Certificate (proposed) for construction of part two storey part single storey rear extension Decision Approval with Conditions Decided 8 December, 2008
MC/08/1218	Construction of single storey rear extension (demolition of conservatory) Decision Approval with Conditions Decided 29 August, 2008
MC/08/0542	Construction of a part two/part single storey rear extension (demolition of existing conservatory) Decision Refusal Decided 23 May, 2008
MC/01/0005	Construction of conservatory at rear. Decision Approval with Conditions Decided 15 February, 2001
GL/94/0777/94/0413	Proposed erection of a porch to front of new boundary wall to side of dwelling Decision Approval with Conditions Decided 3 February, 1995
GL/94/0413	Proposed erection of a first floor and ground floor side extension to dwelling Decision Approval with Conditions Decided 15 July, 1994

Representations

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

Nine letters of objection have been received raising the following material planning consideration:-

- Side extension is an overdevelopment, out of character and dominant
- Loss of outlook, sunlight and privacy.
- Extension of the existing hardstanding is out of character with the area
- Highway safety concerns from the loss of footpath.

These concerns are assessed within the report below. Other issues raised are either non material planning considerations or are objecting to possible future development/uses which are not included within this 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

Design

By virtue of the siting of the side extension it would be visible from both the street scene and neighbouring properties. The street scene consists of two storey detached properties of varying design, the application site and neighbouring property at 9 Hudson Close has been extended to the side over two storeys. Concerns have been raised within the letters of objection that the extension is considered to be an overdevelopment of the site and that the proposal would be out of character and dominating of the street scene.

With regards to size and scale, the development would project to the side boundary however the extension is only proposed single storey and would be set approx. 13m from the nearest neighbours (6 and 7 Hudson Close) due layout of the cul de sac. The mono pitched design is considered to be in keeping with the mono pitch extensions and canopies to the front within the street scene and would therefore not be considered out of character and detrimental to the appearance of the street scene. A condition would be required to ensure that the materials used on the external surface match the existing dwelling to retain its appearance.

The application also seeks planning permission for the extension of the block paving to the front. It is considered that although this would result in the loss of the soft landscaping to the front, it would not be detrimental to the appearance of the street scene and could be undertaken under permitted development rights. Consequently the proposal would be in accordance with Policy BNE1 of the Medway Local Plan 2003.

Amenity

Concerns have been raised regarding loss of privacy, sunlight and outlook. By virtue of the siting of the proposed side extension and the layout of the cul de sac the nearest neighbours are 6 and 7 Hudson Close located to the west of the application site. The front elevation of these properties would face the proposed extension by a distance of approx. 13m. Given the single storey nature of the proposed extension, the height of the existing boundary treatment and the relationship of the proposed extension to the habitable room windows of neighbouring properties, it is considered there would not be a detrimental impact on the occupiers of these properties with regard to loss of privacy, outlook and daylight.

With regard to loss of sunlight, because of the orientation of the site and path of the sun, it is considered there would be no detrimental impact on neighbouring residential amenity in terms of loss of sunlight. The proposal is considered to be in accordance with Policy BNE2 of the Medway Local Plan 2003.

Highways

The proposed extension would not result in an increased number of bedrooms. The existing off road parking area would be increased in size to provide enough parking for more two cars which would meet the Medway Council Interim Residential Parking Standards. A condition would be required for the driveway to be surfaced and drained prior to first being brought into use to ensure that there is no surface water runoff onto the public highway.

Concerns have been raised within the letters of representation in relation to highways safety as a result of the loss of footpath and the proposed extension itself. It is considered that the extension would not result in any issues of highway safety due to the location of the similar height boundary treatment along the boundary.

Concerns raised regarding cars parked on the extended hardstanding resulting in problems for the accesses to 6 and 7 Hudson Close have been considered and it is concluded that the vision splays would be sufficient. Concerns regarding the loss of footpath would also not be considered to be detrimental to highway safety due to the low level of coming and goings within the site. Consequently the application is considered to be in accordance with Policies T1, T2 and T13 of the Medway Local Plan 2003.

Local Finance Considerations

There are no local finance considerations.

Conclusions and Reasons for Approval

The proposed development would not detract from the character and appearance of the property or the area. There would be no detrimental impact on the neighbouring properties through loss of residential amenity and there would be no detrimental impact on highway safety. The application is considered to be in accordance with Policies BNE1, BNE2, T1, T2 and T13 of the Medway Local Plan 2003.

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 officers' 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/>