

MC/16/0403

Date Received: 28 January, 2016

Location: Felicita, 60 Town Road, Cliffe Woods, Rochester, ME3 8JJ

Proposal: Construction of single storey side/rear and single storey rear extension together with insertion of rear dormer with roof lights to front and rear to provide additional accommodation within roof space

Applicant: Ms Mason

Agent: Mr M Singh DPL Office 48 95 Wilton Road Victoria London SW1V 1BZ

Ward Strood Rural

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 3 May 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).

- 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 bathroom window on the first floor rear (east 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 internal finished floor level of the room it serves, shall be non-opening. This work shall be carried out and completed before the room is occupied 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.

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 single storey side/rear and single storey rear extension, together with the insertion of rear dormers with roof lights to the front and rear, to provide additional accommodation within roof space.

The side extension would project approx. 4m from the side elevation with a depth of 9.2m. The rear extension would project 3.5m from the current rear elevation. The ground floor to the rear extension is proposed to be constructed with a pitched roof with eaves of approx. 2.8 with a ridge height of 3.4m. The side extension would continue the existing roof ridge.

The proposed dormers to the rear would measure approx. 4.5m in width and 2.3m in projection.

Relevant Planning History

MC/15/2929	Construction of part 2 storey part single storey side/rear extensions; roof alterations together with insertion of rear dormer with roof lights to front, rear and side to provide additional accommodation within roof space Decision Refusal Decided 12 October, 2015
MC/15/0802	Construction of 2 storey side and rear extension, single storey rear extension, insertion of 2 dormers in front roof slope and a box dormer in rear roof slope Decision Withdrawn by Applicant Decided 10 August, 2015
MC/99/6139	Outline application for the erection of a 3- bedroomed detached bungalow with off road parking. Decision Refusal Decided 09/02/2000
HIS/98/50043	Outline application for a 3-bedroomed, detached chalet bungalow with detached garage Decision Refusal Decided 05/07/1995
HIS/98/42905	Single storey rear extension Decision Approval with Conditions Decided 09/05/1989

Representations

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

Cliffe and Cliffe Woods Parish Council has objected to this application stating they are concerned with regards to size and design of the development. Furthermore, the Parish Council raises concerns regarding parking.

The Dickens' Country Protection Society had objected to the application, stating that they cannot see that there is any material improvement to the design and there is still insufficient car parking.

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

Two applications have been submitted previously (MC/15/0802 and MC/15/2929). MC/15/802 was an application for a two storey side and rear extension with dormer windows to the side, a single storey rear extension, two dormer windows to the front elevation and a box dormer to the rear elevation. The applicant withdrew this application.

The subsequent application (MC/15/2929) was for a similar scheme with the main alterations being the roof design of the two storey side extension and the replacement of the two dormers to the front with three roof lights and the replacement of the three dormers to the side with one roof-light and the inclusion of two roof-lights within the roof of the single storey extension. The application was refused and an appeal from the applicant was dismissed by the Planning Inspectorate.

This new application seeks to address the reasons for dismissal.

Design

The application property is a single storey semi-detached property located within a residential area. The property is located on a corner plot with mature soft landscaping along the side boundary, with off-road parking to the rear for approx. 2-3 cars that is accessed from Milton Avenue.

The street-scene is made up of predominantly single storey dwellings with only three two-storey dwellings within the immediate area. There are a number of properties surrounding the application site that have had various roof alterations and dormer

extensions.

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.

In the previous scheme, the Inspector concluded that the 'combined effect of the proposed extensions – especially the incongruous large two-storey, mostly flat-roofed side extension – is that the character and appearance of the original dwelling would be lost and the pair of dwellings grossly unbalanced'. The current proposal has removed the flat roof element to the side extension and no longer proposes a two storey side extension. Instead, the extension would be single storey and would follow the roof line and design of the existing dwelling. The side extension is considered to overcome the Inspector's concerns and is considered to be acceptable. It would retain a gap between the dwelling and the side boundary and would not appear overly intrusive within the street scene. The existing hedge is shown to be retained and can be conditioned as such.

The proposal now includes two dormers to the rear, which would be visible from the street-scene along Milton Avenue. The applicant was informed that the size of the dormers would be unacceptable as originally proposed. The applicant has revised the plans from one continuous dormer to two separate dormers to help reduce the bulk and retain the form of the existing roof, reducing the visual impact on the surrounding street-scene. The revised scheme still shows two flat roofs, sizeable dormer extensions, but the agent has agreed to set the dormer extensions up above the eaves level. Subject to this amendment, the dormers are considered to be acceptable. The dormers would be located to the rear of the dwelling and would be set within the roof plane and above the eaves.

Overall, it is considered that this proposal, as amended, satisfactorily overcomes the previous reasons for dismissal under the previously proposed scheme. Consequently, the proposal would be 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.

Due to the orientation of the application site and the sun and boundary treatments it is not considered that the proposed development would impinge on residential amenity of daylight or sunlight. With regard to privacy and overlooking, in terms of the first floor window to the front, this would only afford views over the front of the property and Town Road. With regard to overlooking to the rear, it is not considered that the introduction of the dormers to the rear would result in any unacceptable overlooking. The proposed single storey rear extension would project slightly further to the rear than the single storey rear extension of the adjoining property and would not result in any loss of light, outlook or overlooking.

Accordingly, it is considered that the proposed development conforms to the objectives of Policy BNE2 of the Medway Local Plan 2003.

Highways

The proposed development would increase the number of bedrooms the application property has from one bedroom to four bedrooms. Under the Council's Interim Parking Standards, a four-bedroom dwelling is expected to provide two off-street parking spaces and in this case the applicants would make use of existing off-road parking located in the rear garden, which provides two to three parking spaces. The agent has confirmed that a plan will be submitted to reflect the current parking position and a condition will be added to require it to be retained (and will be set out in the Supplementary). Accordingly, it is considered that the proposed development conforms to the objectives of Policy T13 of the Medway Local Plan 2003.

Conclusions and Reasons for this Recommendation

Subject to receipt of an amended plan, which the agent has agreed to submit (showing an alteration to the rear dormer and the current parking area), the proposed development would not detract from the character of the area or result in harm to residential amenity. There would be no significant impact on in terms of highway safety. The application is considered to overcome the concerns raised in the previous appeal and would not conflict with the aforementioned Development Plan policies and is therefore recommended for approval.

A condition setting out the plans to be approved will be provided in the Supplementary.

Due to the objections raised by the Cliffe and Cliffe Woods Parish Council and the Dickens Country Protection Society, the application is to be determined at planning committee.

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/>