

MC/16/0222

Date Received: 21 January, 2016

Location: 87 Boundary Road, Chatham, ME4 6UQ

Proposal: Construction of a single storey front extension; alterations to existing rear ground floor projections including new roof with raised roof lights; construction of rear dormer with Juliet balcony to allow conversion of loft into habitable rooms; raised decking to rear to form patio area and single storey extension to outbuilding to facilitate conversion into an annex.

Applicant: Mr Egbejobi

Ward Chatham Central

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 1 June 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:

Drawing numbers 105 Rev 2 106 Rev 3, 107 Rev 3, 108 Rev 3, 109 Rev 3, 110 Rev 3, 111 Rev 3, 112 Rev 4 and 113 Rev 1 received on 18 April 2016.

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 development hereby permitted shall only be occupied ancillary to the main dwelling and shall not be occupied as a separate hereditament.

Reason: To regulate and control the permitted development in the interests of amenity in accordance with Policy BNE2 of the Medway Local Plan 2003

- 5 The decking area shall not be used until details of screening for the sides of the decking area have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to the first use of the decking area and the screening shall be retained thereafter.

Reason: In the interest of protecting residential amenities 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

Alterations to existing rear ground floor projections including new roof with raised roof lights; construction of rear dormer with Juliet balcony to allow conversion of loft into habitable rooms; raised decking to rear to form patio area and single storey extension to outbuilding to facilitate conversion into an annex.

The rear extension would project approx. 5m, with a conservatory attached which would take the overall projection to 6.7m, it would have a width of approx. 5m. The extension would have a flat roof which would measure approx. 3.4m high. The space created from the conservatory and extension would allow an enlarge kitchen/dining area with a downstairs wash room.

The dormer would have a maximum projection of approx. 3.6m, a width of approx. 5.2 m and a height of approx. 2.4m. The loft conversion would provide a bedroom and bathroom.

The current outbuilding which currently appears to be used as office space, would be extended, altered and converted to an annexe for the applicant's family.

Relevant Planning History

MC/02/1669	Application under Regulation 3 of the Town and Country General Planning Regulations 1992 for the construction of 1.8metre high fencing on top of existing concrete wall to part of playing field perimeter Decision Withdrawn by Applicant Decided 11/11/2002
MC/06/1090	Retrospective application for the construction of a rear conservatory Decision Approval with Conditions Decided 4 August, 2006

Representations

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

Four letters of representation have been received that have objected to the proposal on the following grounds.

- Inadequate Parking
- Impact on highway
- loss of privacy

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

The proposal has been revised with regards to the rear projection of the extension, the intended granny annexe to the rear of the garden and the removal of the proposed front porch. In relation to the rear extension, the projection has been reduced from that originally proposed as approx. 6.7m to approx. 5m with the conservatory being of a projection of approx. 1.7m. The outbuilding has removed reference to the kitchen facilities to address concerns regarding potential separation from the main dwelling. The front porch has also been removed from the proposal.

Design and Streetscene

87 Boundary Road is a two storey, end of terrace property with a full height bay window to the front. The property has a small front driveway which can accommodate one vehicle. It is located in a residential area comprising of similar character terrace properties. The majority of these properties have hipped roofs over their bay windows. As the proposal contains a number of different elements for ease, the report has broken down these elements into separate sections.

Rear Extension

The development would not be clearly visible from the highway however would be visible from the neighbouring gardens. Whilst the flat roof design of the proposal is not ideal, due to it being located to the rear of the dwelling the impact would not be to a level that would be sufficient to warrant refusal of the application. The extent of projection of the extension and conservatory is large, however taking account that it would be of a similar projection to the existing rear, it would not be considered to be unduly prominent and therefore acceptable. The proposal would also include

decking to the rear of the extension and in terms of design no objections are raised to this element of the proposal.

Dormer

The proposed rear dormer window and Juliet balcony would be seen from neighbouring gardens. The dormer is a flat roofed box dormer. There are other dormers which can be seen on rear elevations within the vicinity which appear to have been constructed under permitted development rights. The proposed dormer reflects other neighbouring dormers, therefore whilst it is considered that the proposed dormer is quite large, on balance it is considered that it would not result in detrimental harm to the appearance of the existing property or locality and is therefore considered acceptable.

Annexe

By virtue of its siting, the proposed alterations to the annexe building would not be visible from the highway but from neighbouring gardens. The proposed alterations would result in the reduction in the width of the rear elevation and an increase in the width of the front elevation. The alterations would result in a wedge type shape footprint to sit within the boundary of the application site. The proposal also involves the conversion of this outbuilding to annexe accommodation. The impact in terms of the use will be addressed below. With regard to the proposed extension and external alterations to the outbuilding, they are considered to be in keeping with the existing building and no concerns are raised.

Overall, the proposal is considered acceptable and in accordance 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 proposed rear extension and dormer is not considered to introduce any direct loss of privacy that is any more detrimental than the existing mutual overlooking situation from existing first floor and dormer windows. With regards to loss of privacy from the proposed decking area, a condition is recommended requiring the applicant to insert 1.8m screening along the decking prevent any additional overlooking to the rear of this neighbouring property.

In terms of sunlight and daylight, there would be no significant impact from the development in this regard due to the distance from habitable room windows and private amenity area, path of the sun and time of shadow that would warrant refusal of the application.

In relation to outlook, it considered that the impact would predominately fall on the neighbour at No.89. As the extension would not project any further than the existing rear extension, no objections would be raised regarding the impact to No.89, whilst it is noted that the proposed extension would be higher than the existing extension, it would not significantly alter the existing outlook to a level that would be sufficient to

warrant refusal of the application.

In relation to the annex building, the proposal extension and alterations would not result in any detrimental harm to neighbouring residential amenity in terms of loss of outlook, daylight, privacy or overshadowing. In terms of the use of the outbuilding as accommodation, as the proposal is for annex accommodation and therefore ancillary to the main dwelling, rather than being a separate residential unit, the proposal would not result in any detrimental harm through additional levels of noise and disturbance which may be created by a separate residential unit. Annexes usually have limited facilities and therefore a degree of reliance on the main dwelling house. In this case the proposed annexe by virtue of the internal facilities has the potential to be completely independent from the main dwelling house. However, this is not a reason in itself to refuse the application on its own. The annexe is proposed within the curtilage of the main dwelling and on the basis that a separate curtilage is not created and that the annexe shares utilities and postal address with number 87 Boundary Road, it is considered acceptable as ancillary accommodation and incidental to the enjoyment of the main dwellinghouse

A condition is recommended preventing it being sold as a separate unit and to ensure that the accommodation remains as ancillary to the main dwelling.

Overall, the proposal would therefore comply with Policy BNE2 of the Medway Local Plan 2003

Highways

The host property currently has a hard standing area to the front that the current occupants used for off road parking. It is noted that the makeshift driveway and there is a parking bay that is not allocated to the property in front of the driveway. It is therefore considered that in planning terms that the property does not have any off road parking. The property currently has three bedrooms and with these proposals would increase to six bedrooms.

Taking into consideration the purpose of these works, the likely demand resulting from the property and current car ownership levels within the local vicinity, it is considered the increase in demand would likely be three vehicles. It is considered that an additional three vehicles on Boundary Road would not significantly impact the highway in terms of safety or the availability of parking and therefore on balance is considered acceptable and in accordance with the objectives of Policy T13 of Medway Local Plan 2003.

Other Matters

It is noted that the letters of representation have made reference to the property being converted into a house of multiple occupancy. The applicant has stated that this is not his intention and that he is planning to move into the property once these works have been completed.

Conclusions and Reasons for Approval

Taking all matters into consideration, the application would not result in any detrimental harm to the appearance of the host property or the existing streetscene and is considered acceptable with regard to the impact on neighbouring residential amenity and the highway. The proposal is considered to accord with the Policies BNE1, BNE2 and T1 of the Medway Local Plan 2003 and is recommended for approval

This application would normally be determined under delegated powers but is being referred for determination by Planning Committee due to the number of representations which have been received contrary to officer 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/>