

MC/16/1042

Date Received: 4 March, 2016

Location: Lister Haven, Ladyclose Avenue, Cliffe Woods, Rochester, ME3 8JL

Proposal: Construction of a single storey rear extension; formation of hip to gable roof with insertion of dormers to front and rear and window at roof level to side together with construction of a pitched roof over existing side projection - demolition of existing conservatory

Applicant: Mr C Horscroft

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

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 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 number 2839.02 Rev A received on 27 April 2016; drawing number 2839.03 received on 4 March 2016; and drawing number 2839.04 Rev A received on 6 May 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 bathroom window in the first floor of the north facing rear 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

Construction of a single storey rear extension; formation of hip to gable roof with insertion of dormers to front and rear and window at roof level to side together with construction of a pitched roof over existing side projection - demolition of existing conservatory.

The formation of the gable roof would see the ridge line extended to the side by approx. 5m but would maintain the existing ridge height at approx. 6m and height of the eaves at approx. 2.4m. The amended plans show the formation of two hipped roof dormers to the front elevation that would project approx. 2.5m to approx. 3m. The width of the dormers would be approx. 2.5m and would have a height of approx. 1.5m.

The rear dormer would be of similar construct as the proposed front dormers with two separate hipped roofs, however they would be joined in the middle with an window inserted for the proposed bathroom. The increase space provided by the front and rear dormers would allow the creation of three bedrooms one with an ensuite and a family bathroom.

The proposed rear extension would be in keeping with the footprint of the existing conservatory, which projects approx. 3.2m from the rear elevation and has a width of approx. 6.5m. The rear extension would have a table top roof with an approx. eaves height of 2.3m and ridge height of approx. 3.1m. The extension would widen the existing lounge.

The side extension would remain within the existing footprint, however it is proposed to remove the flat roof and replace with a table top roof with an approx. eaves height of 2.3m and ridge height of approx. 3.1m. This element of the proposal would enlarge the kitchen area.

Relevant Planning History

MC/07/0328

Construction of conservatory to rear (demolition of existing conservatory)
Decision Approval with Conditions
Decided 13 April, 2007

HIS/98/49310	Conversion of roof space to provide a, further bedroom, including formation, of gable end and insertion of front, and rear dormers Decision Approval with Conditions Decided 12/04/1994
HIS/98/45654	Side extensions to dwelling to provide double, garage, games room, study and extra room to, ground floor with additional bedrooms within the, roof space Decision Approval with Conditions Decided 30/11/1990
HIS/98/32558	Details pursuant to outline for the erection of one detached bungalow and garage Decision Approval with Conditions Decided 18/08/1982
HIS/98/32557	Outline permission for the erection of a detached, bungalow and garage Decision Approval with Conditions Decided 28/01/1982

Representations

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

Two letters of objections were raised which outlined concerns regarding:

- Lost of privacy
- Out of keeping with host property
- Out of keeping with the streetscene

Cliffe and Cliffe Woods Parish Council outlined concerns regarding design and impact on adjoining neighbouring property.

Other matters

One letter outlined that the Party Wall Act 1996 was in breach, however this is not a material planning consideration and falls under the jurisdiction of Building Regulations.

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

An amendment has been made since the original proposal was submitted. The dormers to the front of the property were amended from adjoining dormers (similar to that proposed to the rear) to two separate dormers after concerns were raised by the planning officer after the initial site visit.

Streetscene and Design

The area surrounding Lister Haven is residential in character and consists of mixed design, detached and semi detached bungalows. These properties are set back from the highway by approx. 10m, although this varies between bungalows. With regards to extensions within the surrounding area, there are a mix of extensions in terms of sizes and designs, with many of the properties within the local vicinity having dormer windows and roof extensions.

The applicant property itself is a semi-detached bungalow that is set back from the highway by approx. 10m. This area consists of a laid to lawn garden and a hard standing driveway that leads to a detached flat roof garage. Boundary treatments consist of a low level brick wall to the highway and to the neighbouring property, Elsmar. The application site has space for at least two off road parking spaces. To the rear of the property the boundary treatments consist of approx. 2m high close boarded wooden fencing and the host property benefits from a generous size garden. It is noted that the host property is at a slightly lower level to its eastern neighbour (Elsmar), which is approx 1m higher.

The proposal would be clearly visible from the highway and from neighbouring rear gardens. Therefore the application needs to be carefully assessed against the impact upon the character of the local area and the host property. There are numerous examples of dormers to the front elevations of the properties along Ladyclose Avenue, which vary in design and sizes. It is considered that the introduction of a hipped to gable would be a new addition to the semi detached pair, however with other properties incorporating gable roofs within the local vicinity, that this introduction would not be deemed to have a significant detrimental impact on the streetscene. With regards to the front dormers, it is considered that the dormers would not be out of keeping with the host property nor that of the existing streetscene and therefore would be considered acceptable.

The proposal would not increase the footprint of the existing side extension, however it would introduce a table top roof which would replace the existing flat roof. As flat roofs are not the best design feature, the introduction of a table top roof, giving the appearance of a hipped roof would be more in keeping to the host property and therefore acceptable.

The rear extension would not increase the rear projection beyond the rear elevation of the existing conservatory, nor would it result in an increase in the width. Instead the replacement rear extension would result in a change of materials and the introduction of a table top roof which would adjoin the roof of the side extension. The extension would not be visible from the street scene and would not be prominent when viewed from surrounding rear gardens. Whilst the proposal appears on the drawings to be of a large scale, the main addition is that of the hip to gable roof alteration to the host property with the side and rear extension being small amendments to floorspace that already exists.

The proposal is not considered to result in any detrimental harm to the character and appearance of the area or the host property and is considered to conform to Policy BNE1 of the Medway Local Plan 2003.

Residential Amenities

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.

By virtue of the positioning of the extension and the relationship and distance to neighbouring properties and their habitable room windows it is considered there would not be a detrimental impact on neighbouring amenities in terms of loss of outlook and daylight. Whilst the rear dormers would introduce overlooking to the rear gardens of Kemar and Elsmar, it is noted that there are first floor windows on the rear of the properties along Mortimers Avenue and that a neighbouring property, The Challenge has a dormer to the side that currently overlooks the host property and its neighbouring property. Therefore it is considered that the introduction of the rear dormers would not result in additional overlooking that would have a greater impact than the current situation of mutual overlooking.

With regard to sunlight, tests have been undertaken and there would be an increase in shadowing of the rear gardens of Kemar in the morning and Elsmar in the early afternoon. The immediate rear garden area would not be in shadow after 10am for Kemar and the immediate rear garden of Elsmar would not be impacted as the neighbouring property is set further back than Listen Haven. As such by virtue of the siting and extent of this shadowing it is not considered great enough to result in a detrimental impact to the amenities of the occupiers of either of these adjacent properties. Consequently the proposal would be in accordance with Policy BNE2 of the Medway Local Plan 2003.

Highways

The development would not change the number of bedrooms, as the proposal would retain three bedrooms. The proposal would retain the existing parking provisions of the drive to the front of the property and retain the existing garage, which would provide at least two parking spaces and therefore this satisfies the Medway Council Interim Residential Parking Standards in accordance with the objectives of Policy T13 of the Medway Local Plan 2003.

Conclusions and Reasons for this Recommendation

The proposed development would not detract from the character of the area. There would be no significant impact on the neighbouring properties or the highways and so the application would be in accordance with Policies BNE1, BNE2 and T13 of the Medway Local Plan 2003.

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/>