

MC/16/0738

Date Received: 12 February, 2016

Location: 193 Edwin Road, Rainham, Gillingham, ME8 0AH

Proposal: Construction of a single storey side extension; dormer windows front and rear to provide additional living accommodation within roof space; new pitched roof to existing rear projection; porch to front and chimney stack to side (demolition of existing garage)

Applicant: Mr C Yates

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 29 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 CB2831.02 and CB2831.04 received on 12 February 2016, Arboricultural Report Ref APR0247/05-16 dated 11 April 2016 received on 19 May 2016 and Drawing number CB2831.03 amended on 6 June 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 shall be carried out in accordance with the Mitigation Measures, Site Specific Method Statement and other recommendations contained in the Arboricultural Report Ref AR0247/05-16 received on 19 May

2016.

Reason: To ensure adequate tree protection and visual amenity in order to comply with BNE1 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, dormer windows front and rear to provide additional living accommodation within roof space, a new pitched roof to existing rear projection, porch to front and chimney stack to side (demolition of existing garage).

The side extension would project approx. 4.8m from the existing side southern elevation with a depth of approx. 7.2m. It would have a continued gable roof with eaves height of approx. 2.5m and ridge height of approx. 6.3m. There would be four hipped roof dormers (with flat roof between) within the front elevation measuring approx. 2.5m in width, approx. 2.5m in height and project a maximum of approx. 2m from the roof slope. A larger hipped roof dormer to the rear would measure approx. 12.8m in width, approx. 2m in height and approx. 2m in projection from the roof slope. The existing flat roof rear projections would have from two roofs. The furthest projecting rear extension would have a gable roof with eaves height of approx. 3m and ridge height of approx. 6m which would project into the rear dormer, while the shallow projection would have a hipped roof with eaves height of approx. 3m and maximum height of approx. 3.8m. The porch would measure approx. 1.6m from the front elevation (0.8m from existing bay window) with a width of approx. 3.3m and would have a gable roof with an eaves height of approx. 2.5m and ridge height of approx. 3.6m. A chimney stack would be northern elevation. It would measure a maximum of approx. 1.8m in depth, 0.9m in width and approx. 6.5m in height.

The extension would provide an enlarged integral garage, kitchen, dining room, lounge, family room and kitchen while the roof alterations and dormers would provide four bedroom and a bathroom within the roof.

Relevant Planning History

GL/71/130A	Kitchen and dining room extension Decision Approval with Conditions Decided 23 February, 1976
NK3/71/130	Bedroom extension and new bedroom Decision Approval with Conditions Decided 26 July, 1971

Representations

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

Three letters of objection have been received. The concerns raised are;-

- Impact of the chimney stack on TPO tree;
- Out of character with the area (number of dormers, porch and size);
- Loss of parking from porch;
- Impacts on amenity during construction;
- Overlooking and 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

Design

Each aspect of the proposal will be dealt with separately below:

Side extension and chimney stack: By virtue of its siting, the side extension and chimney stack would be visible from the highway and neighbouring properties. The street scene consists of a mixture of designed detached bungalows and two storey properties. There are examples of a variety of dormers, porches and converted bungalows within the area. Concerns have been raised regarding the size of the extension within consultation, however the side extension is considered to be suitable in terms of size and scaled compared to the size of the plot and would be offset from the boundary by approx. 0.5m. The gable roof would be a continuation of the existing roof and therefore in keeping with the character of the existing property and would not be detrimental to the street scene. The chimney stack is considered to be of an appropriate size and scale and no objection is made in terms of design. No objection is raised, subject to a matching materials condition.

Porch: By virtue of its siting the porch would be visible along Edwin Road. Concerns have been raised regarding the porch within consultation, however it is considered to be of a modest size and scale compared to the front garden and pitched roof design would be in keeping with the character of the existing property and would not result in the creation of a new or detrimental feature within the street scene. Therefore no objection is raised subject to a matching materials condition.

Front Dormers: By virtue of the siting, the dormers would be visible from the highway. Concerns have been raised regarding the number of dormers within the roof to the front. Within the mixed street scene there are various dormers within the area, it is considered that the proposed front dormers are of an acceptable size and are evenly spaced across the existing roof and proposed extension and these would therefore not be a new or detrimental feature to the street scene. Whilst fewer dormer extensions would be preferable to help reduce the number of new features being introduced, on balance, it is not considered that the proposal would be unacceptable

from a visual perspective, at a level that would justify a recommendation of refusal, particularly given the varied street scene. Therefore, no objection is raised, subject to a matching materials condition.

Roof alterations to the rear and rear dormer: By virtue of the siting, the rear dormer and roof alterations would not be visible from the highway but would be visible from neighbouring properties. The rear dormer would be a more dominant and larger size and therefore less ascetically pleasing than the dormers to the front. However, it is considered to be acceptable because it does not exceed the proposed ridge height of the roof and would not be visible from the street scene. The roof alterations are considered to be an improvement to the existing flat roof projections and the larger two storey gable roof breaks up the rear dormer. Therefore, no objection is raised subject to a matching materials condition.

Consequently, the proposal would be accordance with Policy BNE1 of the Medway Local Plan 2003 subject to conditions.

Amenity

The neighbour at 191 Edwin Road is located to the north of the application site. By virtue of 191 Edwin Road's siting further back from the highway than the application site, the existing boundary treatment and distance and relationship to this property's habitable windows, there would be no significantly detrimental impact on this neighbour amenities of outlook, sunlight and daylight. With regard to privacy, the proposed dormer windows face to the front and rear and would cause no detrimental impact on this property.

The neighbour at 195 Edwin Road is located to the south of the application site. By virtue of the relationship and distance to this neighbour's habitable windows and the proposed extensions, the existing boundary treatment, orientation of the site and path of the sun there would not be a detrimental impact on these neighbours' amenities in terms of daylight, sunlight and outlook. With regard to privacy, the proposed dormer windows face to the front and rear and would cause no detrimental impact on this property.

With regard to the properties opposite and to the rear of the application site, due to the distance and relationship to these neighbours habitable room windows it is considered that there would no significant detrimental impact on daylight, sunlight, outlook or privacy.

Concerns have been raised about the impact on neighbouring amenities during construction, however due to the scale of the development conditions are not considered to be required. Consequently the proposal is considered to be in accordance with Policy BNE2 of the Medway Local Plan 2003.

Highways

Concerns have been raised about the possible loss of parking at the site within consultation. However, the development would change the number of bedrooms from three to four. While the existing garage would be demolished and replaced with a new

integral garage, it would not be at a depth to be included within the properties parking provision. The existing retained driveway would provide enough spaces for two off-road parking spaces, which would meet the Medway Council Interim Residential Parking Standards for a dwelling this size. Consequently, the proposal would be in accordance with Policy T13 of the Medway Local Plan 2003.

Trees

The application site does not have any trees; however a Hornbeam tree covered by a Tree Protection Order (TPO) is located within the front garden of 191 Edwin Road. Concerns have been raised during consultation regarding the impact of the development and most specifically the proposed chimney stack on this protected tree. An Arboricultural Report has been submitted with the application, which indicates that the corner of the property and the proposed chimney stack are within the root protection area of the protected tree, however no works are proposed to the tree and the proposed mitigation measures and site specific method statement listed within the report are considered to be in accordance Policies BNE41 and BNE43 subject to suitable condition.

Local Finance Considerations

There are no local finance considerations.

Conclusions and Reasons for Approval

The proposed development is not considered to detract from the character of the area and there would be no significant impact on the neighbouring properties, trees or the highways and so the application would not conflict with Policies BNE1, BNE2, BNE41, BE43 and T13 of the Medway Local Plan 2003, so recommendation is 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 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/>