

MC/16/0001

Date Received: 29 December, 2015

Location: 57 Bettescombe Road, Rainham, Gillingham ME8 9AY

Proposal: Construction of a single side and rear extensions; formation of hip to gable end; canopy to front and garage demolition

Applicant: Mr R White

Agent: Mr D Meaney DKM Consultants 82 Longfellow Road Gillingham
Kent ME7 5QQ

Ward Rainham Central

Case Officer Thomas Stubbs

Contact Number 01634 331700

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 21 September 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 DKM/6489/06 Rev 05 received on 9 August 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.

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 side and rear extension; formation of hip to gable end, canopy to front and demolition of garage.

The mixed gable and hipped canopy will have a projection of approx. 0.8m, width of approx. 6m, with an eaves height of 2.5m and max height of approx. 3.5m. The side extension would project approx. 2.5m from the side elevation with a depth of approx. 11m (including rear projection). It would have a flat roof with a height of approx. 3.3m behind the canopy which would form a fake pitched roof. The rear extension would project approx. 3.5m from the rear elevation with a width of approx. 8.3m with a flat roof of approx. 3.3m in height.

The hip to gable roof formation would extend the existing ridge approx. 3.3m. This part of the proposal has already been completed in accordance with Lawful development certificate MC/15/4561.

The extension would provide a garage/store, utility room and w/c while enlarging the living room, kitchen and dining room at ground floor and an enlarged bathroom at first floor. The plans also show the demolition of the existing garage to the rear.

Relevant Planning History

MC/15/4561	Application for Lawful Development Certificate (proposed) for formation of a hip to gable roof, construction of a dormer window to rear, rooflights to front and window to side flank wall to provide additional living accommodation within roofspace Decision Approval Decided 29 March, 2016
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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 raising the following concerns

- Loss of privacy, sunlight, daylight and outlook
- Overbearing, too big and out of character and scale to neighbouring properties.
- Garage not large enough for parking.

Two of these letters of objections were raised when the side extension was two storey however the objections have not been withdrawn.

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, the single storey side extension and canopy would be visible from the street scene and neighbouring properties gardens. The rear extension would only be visible from neighbouring properties. The street scene consists of a mixture of two storey semi detached with both hipped and gable roofs, there are also detached and semi detached single storey dwellings within the street. There are examples of a mixture of side extensions and rear extensions within the area.

The canopy to the front would be an extension to the existing canopy and reflect other front extensions within the area.

The design and extent of the side and rear extensions is reflective of other extensions in the area and as such the scheme will not detract from either the appearance of the existing property nor the street scene.

The hip to roof gable has now been completed under the lawful development certificate MC/15/4561 while there would be no objections if considered under the planning application as there is a mixture of gable and hipped roofs within the street scene.

The proposed development would therefore be considered to comply with Policy BNE1 of the Medway Local Plan 2003 subject to a matching materials condition.

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 adjoining neighbour at 55 Bettescombe Road is located to the north west of the application site. Due to the relationship with the proposed extension and the proposed position of the habitable windows to the rear there would be no issues of loss of privacy. With regard to outlook there would be a loss of outlook to the side elevation window within the neighbouring property, however this forms a secondary window to the kitchen/diner which also benefits from double glazed doors and window within the rear extension. Due to the relationship between the proposed extension and the location of the double doors and existing garage wall there would be no significant

loss of outlook to this neighbour. Again due to the location and relationship between the proposed extension and the existing rear extension of 55 Bettescombe Road and their habitable rooms there would be no significant impact on loss of daylight, with daylight reaching the windows to the rear of the property. There would be a loss of daylight to the secondary window to the side elevation, however this would not be considered significant enough to warrant a refusal due to its secondary nature. An assessment of the loss of sunlight was undertaken under the original proposal where there was an element of a part two storey side and rear extension, the outcome of this test showed that there would be some additional overshadowing within the morning, however due to its position, length of time and the impact of the existing garage to the rear of the applicants property it would not be significant to warrant a refusal. The proposed development has been reduced to single storey and therefore the impact would be less than the previous test.

The adjoining neighbour at 59 Bettescombe Road is located to the south east of the application site. Due to relationship to the proposed rear extension, its height, design, existing boundary treatment and the rear elevation of this semi detached neighbour there would be no issues with loss of outlook or daylight. Due to the position of the proposed ground floor windows to the rear there would be no loss of privacy. In regards to sunlight there would be some additional overshadowing to the rear garden, however due to the extent of shadowing and length of time this would not be considered to be so harmful as to warrant a refusal. (Again this was assessed against the original two storey extension to the rear, the final proposal would have less of an impact.)

Due to siting and distance, no other neighbours would be detrimentally affected by the development, in terms of daylight, sunlight, outlook and privacy. Therefore the proposal is in accordance with Policy BNE2 of the Medway Local Plan 2003.

Highways

The development would not increase the parking requirements of the dwelling. While the existing car port and garage will be lost and the proposed garage/store would not be deep enough to be considered to be parking space, the remainder of the existing hard standing to the front would provide enough space for two off road parking spaces meeting the Medway Council Interim Residential Parking Standards for a three plus bed dwelling. The proposal would therefore comply with the objectives of Policy 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 unacceptable 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/>