

MC/16/2906

Date Received: 6 July, 2016

Location: 51 Ladywood Road, Cuxton, Rochester ME2 1EP

Proposal: Construction of loft conversion incorporating a hip to gable design including flat roof dormer to rear

Applicant: Mr Robert Baker

Agent: Mr Les Jordon 14 The Timbers Halling Rochester Kent ME2 1FY

Ward Cuxton & Halling

Case Officer Pieter Devilliers

Contact Number 01634 331700

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**Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 16 November 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: RB/825/02/16/LJ dated June 2016

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 All materials used externally shall accord with the details set out within the application form unless otherwise agreed in writing by the Local Planning Authority.

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 permission for the construction of loft conversion incorporating a hip to gable design including flat roof dormer to rear.

The formation of the gable roof, incorporating two roof lights to the front, would see the ridge line extended to the side by approx. 4.6m but would maintain the existing ridge height at approx. 6m and height of the eaves at approx. 2.4m. The almost full-width rear double dormer would measure approx. 7.4m wide, approx. 3.1m deep, approx. 2.1m in height and set approx. 200 - 400mm from the sides respectively.

The increase space provided by the front and rear dormers would allow the creation of three bedrooms and a family bathroom.

## **Representations**

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

One letter of objection was received which outlined concerns regarding loss of privacy.

**One additional representation** has been received from a neighbour to the north at 53 Ladywood road raising no objection to the development in particular as other properties have been extended in the past in different ways.

**Cuxton Parish Council** raises no objection to the proposal.

## **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**

### *Street scene and Design*

The property is one of a pair of semi-detached bungalows of originally identical design set back from the highway by approx. 10m with laid lawn and a hard standing driveway to the front. To the rear of the property the boundary treatments consist of approx. 1.8m high close boarded wooden fencing and the host property benefits from a generous size garden. It should be noted due to the topography the host property is at a slightly higher level to its southern neighbour.

This part of Ladywood Road is comprised of a cluster of 5 pairs of similarly designed bungalows. The immediate vicinity is characterised by a mixture of bungalows and semi-detached properties with gable ends. No's 1 - 47 and 2 - 64 Ladywood Road all have gable end roof designs. A number of properties to the rear, sides and front of No. 51 have dormer windows of various sizes, a number of them slightly smaller than what is being proposed. There is no uniformity of design. The proposed rear dormer, whilst it would be large, would be contained within the roof slope and set in from the sides, ridge and eaves of the host property. The impact is limited to the rear elevation being clearly visible from neighbouring gardens. Views from the public domain are limited to the far northern part of Ladywood Drive. The proposed dormer would not materially detract from the character or appearance of the property or of the surrounding area.

The only alteration at the front is the change of roof from hip to gable together with the insertion of two roof lights. Although being a new addition to the semi-detached pair, with other properties incorporating gable roofs in the immediate vicinity, this introduction would not be deemed to have a significant detrimental impact on the character or appearance of the property or of the street scene.

The proposal is not considered to result in any detrimental harm to the character and appearance of the street scene 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.

Whilst the rear dormer would introduce overlooking to the rear garden of No. 49, it is noted that there are similar dormer windows at No's 43, 45, 53 Ladywood Road and 77 Charles Drive. Due to the topography, the rear dormers at No's 43 and 45 Ladywood Road do not appear to cause direct overlooking, however, the dormers at No 53 Ladywood Road and No. 77 Charles Drive currently overlook the host property and its neighbouring property.

Overlooking of gardens is normally unacceptable where it would result in an intrusive, direct and uninterrupted view from a main room, to the most private area of the garden, which is often the main sitting out area adjacent to the property. The neighbouring property has an existing single storey rear extension approx. 2.5m in depth on the common boundary with the application property. It is accepted that some parts of the rear garden would be overlooked as a result of the rear dormers whereas the most private area of garden would be obstructed by the roof of the existing single storey extension at No.49. The proposal is not considered to have any impact in terms of loss of outlook, loss of daylight and shadow cast/loss of sunlight.

The introduction of the rear dormer would not result in additional overlooking that would have a greater impact than the current situation of mutual overlooking. Consequently the proposal would be in accordance with Policy BNE2 of the Medway Local Plan 2003.

## *Highways*

The proposal would introduce two additional bedrooms, resulting in 4 bedrooms. The proposal would retain the existing parking provisions of the drive to the front of the property, 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 as requested by Councillor Fearn who considers that the issues of balancing the street scene concerns and neighbour amenity impact are most appropriately made by the Planning Committee.

The application was reported to Planning Committee on 21 September when it was determined to defer for a member site visit.

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## **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/>