

MC/17/0133

Date Received: 13 January, 2017

Location: 9 Osprey Avenue, Darland, Gillingham, ME7 3AD

Proposal: Construction of a two storey rear extension with part two/part single storey to side - demolition of existing garage

Applicant: Mr Singh

Agent: Mr Hawkins Coteq Ltd 187 Edwin Road Gillingham ME8 0AH

Ward Watling

Case Officer Robert Neave

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 15 March 2017.

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:

0001 Rev A -WIP and 0002 Rev A -WIP as received on 13th January 2017

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 new window on the west elevation serving the first floor bathroom 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

This application is for the construction of a two storey rear extension with part two/part single storey extension to the side following demolition of existing garage.

The proposed part single/two-storey side extension would measure approximately 2.8m in width, 13.5m in depth (linked to the rear extension) and 8m in height.

The two storey rear extension would measure approximately 8.1m in width (linked the side element in a wrap around layout), 5.4m in length and 8m in height.

The proposal would create additional living accommodation for the dwelling house in form of a larger kitchen/diner and a utility room on the ground floor, and provision of a fourth and fifth bedroom on the first floor.

Relevant Planning History

None

Representations

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

Three letters of representation have been received which objected to the proposal on the following grounds:

- Overdevelopment
- Loss of outlook
- Loss of Light
- Loss of privacy
- Out of Character
- Overbearing

All other matters not listed above are non material planning considerations

- Boundary disputes
- Rights and ownership of alley

Development Plan

The Development Plan for the area comprises the Medway Local Plan 2003 (the Local Plan). 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

The host property is located within a residential area of Gillingham. The proposed development would be visible from neighbouring properties, gardens and within the streetscene. The proposed side extension is considered to be subservient to the host property as it would have a significant set-back from the front of the property at first floor level. The side extension would also be set in approximately 1m from the west boundary. The property is a detached property and the set in from the boundary together with the large set and hip end roof design, would result in a development that is not imposing or intrusive within the streetscene. The proposed development would not result in a terracing effect and would not cause harm to the character of the area. As such, no object is raised with regards to design and scale.

The proposal would conform to Policy BNE1 of the Medway Local Plan 2003. A condition has been recommended to ensure that the materials used on the external surface match the existing dwelling to retain its appearance.

Neighbour Amenities

The neighbour at 7 Osprey Avenue is located to the west of the application site. This neighbouring property has kitchen and bathroom windows on the east/flank elevation which face the application site. Whilst the single storey element of the side extension would abut the boundary, the first floor element of the extension would be off set from the boundary by approximately 1m. It is considered that whilst there would be some impact with regards to reduction in daylight or some shadowing to the rooms served by these windows, it is not considered given their uses that this would be severe as to harm the living conditions of the occupiers of that property.

The two-storey rear element of the proposed development would be of a moderate scale and given the size of the gardens to both the neighbouring properties to the east and west of the application site it is not considered that there would be an adverse impact to the occupiers these properties in terms of outlook.

The windows proposed to the extension would be to the south elevation of the property and a new bathroom window on the west elevation serving a bathroom. The windows to the rear given the current situation would not result in increase levels of overlooking or loss of privacy to the neighbouring occupiers that would be over and above what is currently experienced.

The new bathroom window, however, would face directly onto the east east/flank wall of the property at no. 7, it is not considered that there would be significant levels of

overlooking or loss of privacy to the occupiers from this window however a condition can be appended to ensure that the window if fitted with obscure glass and only openable above 1.7m of the floor level of the room it serves to protect the privacy of the neighbouring occupiers.

On balance, it is considered that the proposed development would not have a harmful impact on the amenity of the neighbouring occupiers and would not result in overdevelopment. The proposal is therefore in accordance with Policy BNE2 of the Medway Local plan 2003.

Highways

The proposal would result in the creation of 2 additional bedrooms and the loss of a secured parking space through the conversion of the garage. Taking into account the amount of off road parking (for up to 3 cars) that can be accommodated on the site, it is not considered that the proposal would have a detrimental impact on the highway in terms of parking. Therefore the proposal would be in accordance with Policy T13 of the Medway Local Plan 2003.

Conclusions and Reasons for Approval

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 as such, the application would not conflict 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 expressing views contrary to the 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/>