

MC/17/0398

Date Received: 1 February, 2017

Location: 2a Hostier Close, Halling, Rochester, ME2 1ES

Proposal: Construction of a part two storey/part single storey side extension with roof light and conversion of garage into habitable room

Applicant: Mrs Tricker

Agent: Mr D Graves DMG Designs 30 Woodside Green Cliffe Woods Rochester ME3 8JY

Ward Cuxton & Halling

Case Officer Amanda Grout

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 10 May 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:

Proposed Block Plan and Drawing Number 16/12/03 received 22 March 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.

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 part two storey/part single storey side extension with roof light and conversion of garage into habitable room.

The part two/part single storey extension would be constructed to the south elevation of the property measuring approximately 2.65m in width at the widest point and reducing to 1.4m at the front of the property, 7.75m in depth and 3.5m in height at single storey and 6.5m in height for the two storey element. It is also proposed to convert the garage to the north elevation to a habitable room and would involve alterations to the front elevation by replacing the garage door with a window opening and rendered wall below.

The proposal would create additional living accommodation for the dwelling house in form of a larger kitchen/diner, a lounge and study on the ground floor, and a new bedroom at 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 objecting to the proposal on the following grounds:

- Out of character
- Create a semi detached property from link detached
- Noise
- Would set a precedent for garage conversions
- Detrimental to street view
- Loss of Light

The following concerns raised are not material planning considerations

- Boundary disputes
- Application at their own property refused
- Impact on property value

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 Halling. 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 the single storey element would be set back from the front building line of the property by approximately 800mm and would be constructed with a mono-pitched roof. The two storey element would be substantially set back from the front of the property by approximately 4.5m. The roof of the two storey side extension would be gable end to match that on the host property and would have a lower ridge line. The side extension would also be set in approximately 150mm from the south boundary. The property is a link detached property and being set in from the boundary together with the two storey element being set back significantly and lowered pitch 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 objection is raised with regards to design and scale.

The proposed garage conversion would not increase either the height or footprint of the existing garage and proposed window would respect the existing windows of the property.

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 that of the existing dwelling in order to maintain its appearance and in turn preserve that of the area as a whole.

Impact on Amenity

The neighbour at No. 2 Hostier Close is located to the south of the application site. It is noted at the site visit that this property has a small secondary window on the ground floor on the north/flank elevation facing the application site. It is considered that whilst the proposed extension would be closer to the boundary, there is 3m gap between the proposed two storey extension and the side elevation of No. 2 and this would be sufficient to minimise the impact of the proposed development on the occupiers of that property in terms of a reduction in daylight. In addition, due to the orientation of the property, no significant overshadowing would occur to the side amenity area for that property or the room served by this window. It is therefore not considered that the proposed extension would harm the living conditions of the occupiers of No. 2 Hostier Close.

In terms of overlooking, windows are proposed to the east and west elevations of the extension at first floor which would serve the new bedroom. The window to the rear (west) elevation, given the current situation would not result in increased levels of overlooking or loss of privacy to the neighbouring occupiers that would be over and above what is currently experienced.

The proposal involves the conversion of the existing garage to the north side of the property to a habitable room. The proposed alteration would not result in increase to the footprint or height of the garage and additional internal insulation would be provided to the adjoining wall with No. 3. As such, there would be harm to the occupiers of that property from noise or disturbance from its use as a habitable room.

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

Highways

The proposal would reconfigure the first floor accommodation and would not increase the amount of bedrooms for the dwelling. There would be a loss of parking through the conversion of the garage; however, it is considered that there is adequate space within the site to provide sufficient parking for the dwelling house without detriment to existing on-street parking or parking provision in the area.

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 amenity of 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's 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/>