

MC/17/0203

Date Received: 18 January, 2017

Location: 184 Frindsbury Hill, Wainscott, Rochester, ME2 4JR

Proposal: Raising of the roof with dormers to front and rear and windows to south west facing side elevation to provide living accommodation, hardstanding area to front and creation of an additional vehicular crossover

Applicant: Mr B Kelly

Agent: Mr K Crutchley 67 Adelaide Drive Sittingbourne Kent ME10 1XU

Ward Strood Rural

Case Officer Matthew Pinder

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 13 June 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:

Drawing No. 170111 Revision 001, Drawing No. 170112 Revision 001, Drawing No. 170113 Revision 001, Drawing No. 170114 Revision 001, Drawing No. 170115 Revision 001 and Drawing No. 170116 Revision 001, received on the 13 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

The application seeks planning permission for alteration to the roof to create a barn hip end roof extension together with the increase in ridge height to allow for provision of six pitched roof dormers (three to the front roof slope and three to the rear roof slope).

The proposed development would only affect the roof and no increase is proposed to the footprint of the property. The proposal would involve the raising of the hip ends of the roof to form a barn roof end and the provision of 3nos. individual dormers on the front and rear roof slopes to facilitate the conversion of the loft space to create additional living space for the dwelling in form of four bedrooms and a family bathroom. The ground floor would be reconfigured to provide the living accommodation in form of lounge, dining, family room and kitchen. Two new windows would be provided on the north elevation of the raised roof. Each dormer window would measure approx. 1.7m in width, 2.2m in height and 1.2m in depth and spaced out approx. 1.8m from each other. The end dormers would be set in at least 600mm from the edge.

The proposal includes alterations to the roof and extension to the existing garage to the side of the property. This would involve the provision of a false pitch roof to the front increasing the height slightly to 3m; currently the garage has a flat at approx. 2.3m high, sloping down to 2.3m on the back.

Alterations are proposed to the amenity area of the property to create a hardstanding for parking purpose and a new vehicle access to the south of the existing one to provide a 'in' and 'out' driveway. Minor engineering works are also proposed to reduce the steepness of the driveway to a pitch of 9 degrees, together with a dwarf retaining wall of 0.3m high. Some soft landscaping would be provided.

Relevant Planning History

80/498	Single storey side extension Approval with Conditions, 04 July 1980
6/68/249-A	Erection of dwelling, garage/canopy Approval with Conditions, 04 June 1969
6/68/249	Erection of dwellinghouse Approval with Conditions, 14 November 1968

Representations

The application has been advertised by individual neighbour notification to the owners and occupiers of neighbouring properties. **Frindsbury Extra Parish Council** did not raise an objection. **Two letters of representation** were received, raising the following concerns:-

- Proximity of the extension
- Loss of light

Comments relating to the loss of view, private issues between neighbours, problems arising from the construction work and loss of property value are not material planning considerations.

Following the initial round of consultation, the scheme was amended and re-advertised on 17 March 2017. No further letters of representation were received.

As part of the re-consultation exercise the Frindsbury Extra Parish Council were consulted and raised objection to the proposed development on grounds of overdevelopment and impact on the amenity of neighbouring occupiers.

No further neighbour representation was received to the amended scheme.

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 and Streetscene

Policy BNE1 of the Medway Local Plan 2003 (Local Plan) requires extensions to respect the scale and appearance of buildings and to be satisfactory in relation to scale, mass and proportions. This is consistent with the National Planning Policy Framework (NPPF) which states that new development should respond to the local character, reflect the identity of local surroundings, be visually attractive as a result of good architecture and add to the overall quality of the area.

The roof alterations would be visible from both the street scene and neighbouring properties. The street scene consists of a mixture of single-storey bungalow style houses and two storey properties. There are examples of barn roof design in the area and various styles of dormer roof extensions are not uncommon in the area. The proposed development would be of a similar design to others within the immediate vicinity and as such is considered to be acceptable, within this mixed street scene. The provision of a false pitch to the garage is considered to be a positive improvement to the appearance of the garage and in turn would improve the appearance of the site when viewed from the streetscene.

The proposed alterations to the roof would introduce a feature to the host property and significantly alter its appearance, however the proposed alterations would be similar to others already present on the street and as such would not be an alien feature within the streetscene. A condition is recommended to ensure that the materials used on the external surface match that on the existing dwelling to have a consistent appearance.

In respect of the alterations to the front drive, whilst unfortunate, this type of development can normally be carried out under permitted development and as such, is not considered to result in adverse harm to the site or area as a whole.

The proposed development is considered to accord with the provisions of Policy BNE1 of the Medway Local Plan 2003 and advice contained within the NPPF.

Amenity

Policy BNE2 of the Medway Local Plan 2003 relates to the protection of amenities for existing residents within the locality. 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.

No. 180 Frindsbury Hill, is a two storey detached property located south of the application site. There is a side door located at ground floor level and first floor (hallway) window within the north facing elevation of this neighbouring property. Along the south common boundary is a close boarded fence approx. 1.8m high, this is similar along the north common boundary with No. 186. Following initial consultation, the application was amended, removing an extension previously proposed to the south side of the property as such removing the reasons for objection by the occupiers of No. 182 to the proposed development. The current proposal does not involve the enlargement of this side of the property and thus, maintaining the existing gap approx. 4.1m between both properties. In view of this separation distance, it is not considered that the proposed roof extension would result in a loss of daylight, outlook or privacy.. The introduction of dormer windows to the front and rear would introduce oblique overlooking into the neighbouring gardens, but given that first floor windows are commonplace within the vicinity, a refusal on this ground could not be justified.

No.186 Frindsbury Hill, is a two storey detached property, located north of the application site. The property has a single storey front projection that is currently in line with the garage of the application site. In view of the relationship between both properties and distance from habitable room windows, the proposal is not considered to result in detrimental harm to the level of ambient daylight enjoyed by the property. The south facing elevation of this property is devoid of any windows and the built form extends beyond the rear building line of application property by approx. 3.5m. Concern was also raised with respect to direct overlooking as a result of first floor windows proposed on the north elevation. Taking into account the relationship between both properties and orientation, it is not considered that the proposed development would result in unacceptable levels of overlooking into the rear (amenity) garden of No. 186.

A sunlight indicator test, in line with BRE guidance, has been carried out to assess both the existing situation and that of the proposed. In view of the spatial pattern of development, orientation and path of the sun, No.180 would not experience any loss of sunlight. The test shows a slight increase in over shadowing to the front driveway of the application site and No.186 between the hours of 12pm (midday) and 2pm. As this is not too dissimilar to the existing situation, it is not considered harmful to the occupiers of No.186.

In light of the above, the proposed development conforms to the objectives of Policy BNE2 of the Medway Local Plan 2003.

Highways

The development would change the number of bedrooms from two to four. The hardstanding area would be able to accommodate at least three cars meeting the *Medway Council Interim Residential Parking Standards* (updated 2010). The driveway itself benefits from an existing storm water gully drain, leading to a soakaway and thus, preventing surface water drainage overspill onto the public highway.

No concerns are raised with respect to the secondary vehicular access to improve ingress and egress on the A228. The proposed crossover would be approx. 4m in width, identical to the existing access. The proposal would provide adequate vision splays for cars leaving the driveway and pedestrians using the pavement. Consequently, the proposal is considered to comply with Policies, T1, T2 and 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 of the area. There would be no significant impact on neighbouring occupiers or the highways and as such, the application would not conflict with Policies BNE1, BNE2, T1, T2 and T13 of the Medway Local Plan 2003.

The application would normally be determined under delegated powers but is being referred for Committee determination due to the representation received from the Frindsbury Extra Parish Council expressing a view contrary to 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/>