

MC/17/0281

Date Received: 24 January, 2017

Location: 10 King Arthurs Drive, Strood, Rochester, ME2 3LZ

Proposal: Raising of the roof height to facilitate conversion of bungalow into a two storey dwellinghouse, with the addition of first floor windows and rooflight to front roofslope; together with the creation of hardstanding area to the front and vehicular crossover

Applicant: Mrs G Mihalcioiu

Agent: Mr Tim Spencer 87 Sandling Road Maidstone ME14 2RJ

Ward Strood North

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. 16135GM-PP-07, Drawing No. 16135GM-PP-08, Drawing No. 16135GM-PP-09, Drawing No. 16135GM-PP-10, Drawing No. 16135GM-PP-11, Drawing No. 16135GM-PP-12, Drawing No. 16135GM-PP-13, received on 3 April 2017 and, Drawing No. 16135GM-PP-15, received on 11 April 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 first floor bathroom window on the northern elevation and first floor hallway/landing window on the eastern elevation, 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 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.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or similar openings shall be constructed at first floor level on the northern elevation of the building other than as hereby approved without the prior written approval of the Local Planning Authority.

Reason: To enable the Local Planning Authority to regulate and control any such further development in the interests of amenity and privacy of adjoining property, in accordance with Policy BNE2 of the Medway Local Plan 2003.

- 6 The proposed parking area, shown on Drawing No. 16135GM-PP-15, shall be surfaced and fitted with drainage prior to it first being brought into use, to ensure that there is no surface water runoff onto either the public highway or public footpath. Once installed, the drainage shall be retained thereafter.

Reason: In the interests of highway safety and sustainability.

For the reasons for this recommendation for Approval please see Planning Appraisal Section and Conclusions at the end of this report.

Proposal

The proposal seeks a first floor extension to the existing bungalow and provision of a rooflight to the front roof slope. The scheme also includes the creation of hardstanding area to the front of the property and vehicular crossover, on King Arthur's Drive.

There would be no change in the footprint of the building. The proposal essentially, would increase the height of the building from 5.5m to 7.9m. The proposal involves the internal reconfiguration of the existing dwelling to provide an open plan living/kitchen/dining area, a bathroom and playroom on the ground floor and, four bedrooms and a family bathroom within the first floor extension.

A hipped canopy approx. 3.8m in height is also proposed to the front. The vehicular crossover measures approx. 5.8m in width.

Relevant Planning History

None relevant.

Representations

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

Four letters of representation have been received, raising the following concerns:-

- Out of character
- Overlooking, both from the north and west elevations.
- Loss of sunlight
- Lack of disabled accessible properties.
- The proposed parking has not addressed the fact that it does not satisfy existing parking demand.
- Increasing the crossover reduces on street parking available to all residents.
- Distance from the proposed crossover to the road junction.
- On-street parking competition.
- Blocking of the road will impact on emergency vehicles, refuse lorries and deliveries.

Comments relating to problems arising from the construction period (i.e. siting of materials, dust and times of construction) is not a material planning considerations.

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 (NPPF, hereafter) and are considered to conform.

Planning Appraisal

Streetscene and Design

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 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 property is located on a corner plot, at the junction of King Arthur's Drive with Lynors Avenue. The street scene consists of mixed dwellings styles, mainly two storeys in height along King Arthur's Drive, and a mix of bungalows and two storey dwellings on Lynors Avenue. The proposal seeks a first floor extension within the existing footprint of the bungalow. The roof design would be of a shallow pitch falling to

hip ends and the existing front projection would also be followed over at first floor with a gable end roof design.

The proposed resultant design of the building and appearance is considered to be acceptable and would mirror the corner building on the opposite side of the road junction, No. 12 King Arthur's Drive.

The scale and height of the proposed development would relate appropriately to the built pattern of development in the immediate surroundings. It is acknowledged that the increase in height would result in a building that appears cramped within the plot, however given similar developments to the east and west, Nos. 8 and, indeed, 12 King Arthur's Drive, the proposal would complement this existing streetscene and would not appear out of scale or keeping with its surroundings.

On balance, given the predominant character of the area, the proposed development would be acceptable when viewed against Policy BNE1 of the Medway Local Plan 2003 and advice contained within the NPPF.

Amenity Considerations

Policy BNE2 of the Medway Local Plan 2003 relates to the protection of amenities for neighbouring residents. 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. This impact assessment has been considered against the neighbours at No. 2 Lynors Avenue, and Nos. 8 and 12 King Arthur's Drive.

No. 2 Lynors Avenue is a semi-detached bungalow sited to the north of the application site. The property has a garage adjacent to its southern boundary and no windows were noted within this south facing elevation of the property. Concern has been raised about the potential for overshadowing and loss of privacy. A sunlight indicator test, in line with BRE guidance, has been carried out to assess both the existing situation and that of the proposed. The test indicates that whilst the extent of shadow would increase, it would not extend beyond the rear garden of the application site, and as such, would not overshadow the garden. By virtue of the difference in orientation and distance from habitable room windows, it is not considered that the proposal would result in a loss of daylight or outlook.

With respect to privacy, two first floor windows are proposed within the eastern (rear) flank of the proposed dwelling. The applicant has revised the first floor layout to minimise any potential overlooking. With respect to the secondary window of the bedroom to the back, given its position, this window would have oblique views over the front area of the neighbouring property to the north, No. 2 Lynors Avenue, as such it would not result in unacceptable overlooking. Similarly, the siting of the bathroom window would have direct views over the rear garden of this property however a condition is recommended for this window to be fitted with obscure glass.

No. 8 King Arthur's Drive, is a two storey semi-detached property, sited east of the application site. The proposal introduces a first floor window within this east/flank, which would have direct views of a first floor (landing) window within the west elevation

of this neighbouring property. It is therefore recommended to condition the window to be fitted with obscure glass to help minimise direct overlooking. With no change in the footprint, given the gap between both dwellings and distance from habitable room windows to the rear, it is not considered that the proposal would result in a detrimental loss of daylight or outlook.

Concern has also been raised with respect to direct overlooking as a result of first floor windows within the west elevation. However, given the separation distance to the property to the west, on the opposite side of the road junction, it is not considered that this would have an adverse impact on the occupiers of that property.

Subject to conditions, it is considered that the proposed development conforms to the objectives of Policy BNE2 of the Medway Local Plan 2003.

Highways

With respect to the creation of a new access onto King Arthurs Drive, concern has been expressed with respect to the proposed siting of the vehicular crossover and its proximity to the road junction with Lynors Avenue. The proposal has been assessed by the Council's Highways Team and no objection has been raised to the proposed crossover or to the proposed development on highway grounds. No drainage detail of the new hardstanding has been provided, but the proposed block plan indicates that the parking area would be of permeable construction to restrict any surface water runoff onto the public highway. A condition is recommended to secure this and accordingly, there is no conflict with Policies T1 and T2 of the Medway Local Plan 2003 and no objection is raised.

The proposed extension would increase the number of bedrooms for the dwelling from 3 to 4. The property has a detached garage to the north of the dwelling, with access on Lynors Avenue. Additionally, off road parking for at least two cars would be provided and this provision would accord with the *Medway Council Residential Parking Standards* (updated 2010) as outlined in 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 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, T1, T2 and T13 of the Medway Local Plan 2003 and advice contained within the NPPF.

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/>