

MC/17/0367

Date Received: 27 January, 2017

Location: 23 Coronation Road, Isle Of Grain, Rochester ME3 0DA

Proposal: Construction of a single storey extension and detached annexe to rear

Applicant: Mrs Rebecca Nuttall

Agent: Mr Les Simmons 46 Downsview Chatham Kent ME5 0AL

Ward Peninsula

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 5 July 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. 1589/CRG/02 and Drawing No. 1589/CRG/04, received on the 27 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 annexe hereby permitted shall not be occupied at any time as a separate hereditament other than for purposes ancillary to the residential use of the dwelling referred to as No. 23 Coronation Road, Isle of Grain, as identified on the submitted plans.

Reason: To regulate and control the permitted development in the interests of amenity 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

Planning permission is sought for the construction of a single storey rear extension and a detached granny annexe to rear. The extension to the dwelling would be constructed to the back of the property measuring approx. 4m deep, 6.3m wide and 3.8m high with a pitched roof. The extension would provide an open plan kitchen dining area.

The detached annexe would be located within the garden towards the rear end measuring approx. 8m deep, 7.5m wide and 3.8m high (2.3m height to eaves). The annex would be arranged as hallway, bedroom, wheelchair/general store, lounge with kitchen and a bathroom.

Relevant Planning History

ME/76/325 Erection of front porch and a private motor garage at side.
Approval with Conditions, 15 June, 1976.

Representations

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

A total of **six letters of representation** have been received, raising the following concerns:-

- Loss of light
- Loss of privacy
- Loss of outlook
- Impact on on-street parking, where parking is already at a premium.
- The plans reflect that of a bungalow type development, rather than that of a granny annexe.
- Setting of a precedent
- Noise disturbance

St. James Isle of Grain Parish Council were notified and have raised objection on the potential use of the granny annex as a separate dwelling thereby constituting a backland development with inadequate access for emergency vehicle. The Parish Council also support neighbouring concerns noted above.

Comments relating to the loss of view, private issues between neighbours (i.e. land/boundary disputes), and loss of property value are not material planning considerations and have not been taking into consideration. Concerns have also been

raised to impact from construction. Construction is inevitable if development is to go ahead however there are measures in place, such as the Code for Construction and mitigation measures that can be used, through appropriately worded condition, to help minimise any disruptions to neighbours during the construction process, if planning permission is granted. However in this instance, given the small scale of the development proposed it is not considered that the imposition of such measures would be reasonable. In addition, any impact from noise and disturbances during construction would be subject to control by the Environmental Health Team.

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

Background

The proposal is for the construction of a single storey rear extension and a detached granny annex. The rear extension is moderate in scale and of a design that is in keeping with the host property. The proposed granny annex would be detached and, as confirmed by the applicant's agent, would house the applicant's elderly parent.

In respect of granny annexes, features are essentially of an ancillary use and as such there should be some functional relationship with the main dwelling.

A granny annexe, even where detached within the curtilage of the dwelling house, would normally be regarded as part and parcel of the main dwelling house as all services would be shared with the main dwelling and no separate utility would be provided to such use.

Whether such an annexe can be considered ancillary to the main dwelling is a matter of fact and degree. In this instance, the granny annex would have a layout comprising living, sleeping accommodation with kitchen and bathroom. A room is also provided for wheelchair storage which suggests that the occupant has some form of disability. The proposed granny annex can only be accessed via the main dwelling and there is no separate access to the back garden from the main road. Therefore, officers are satisfied that the granny annex would be ancillary to the main dwelling.

Design and Impact on 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 site comprises a two storey semi-detached dwelling, situated on the eastern side of Coronation Road, within the urban confines of the Isle of Grain. The property has a similar character to the other dwellings in the area. The spatial character comprises reasonable sized plots, approx. 30m in length, with most outbuildings within close proximity of each dwelling. In contrast, the plots on Grayne Avenue to the south-east are shorter in depth.

The proposed rear extension, in terms of its size, scale and roof design would result in a proportionate addition to the main dwelling house and subject to matching materials, no objection is raised in this regard.

The proposed annexe development would occupy an area within the rear end of the garden and would be constructed to a height of approx. 3.8m, and set in approx.. 1m from the north, east and south site boundaries. The proposed extension and granny annex would occupy around one third of the curtilage of the application site.

Whilst it is acknowledged that this would result in a large footprint, the possible 'permitted development' fall back position as defined within Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) has been taken into consideration, whereby the total area of ground covered by the buildings, enclosures and containers could be up to 50% of the curtilage.

Despite concerns raised about the level of accommodation and lack of supporting evidence, it is acknowledged that the granny annexe does not benefit from a separate access, and would share the garden with the main dwelling. The creation of a separate dwelling would require full planning permission. In this instance, it is reasonable to conclude that the annexe would be dependant on the main dwelling. Subject to a recommended condition to ensure that the annexe is not occupied as a separate unit, the development is considered to be acceptable.

In light of the above, the development is considered acceptable when viewed against Policy BNE1 of the Medway Local Plan 2003.

Amenity

With respect to the proposed rear extension, in view of the existing store to the rear and dividing blockwork wall along the shared boundary with No. 21 Coronation Road, it is not considered that the extension would cause a significant loss of sunlight, daylight and outlook over and above the existing situation. No loss of privacy would result.

With respect to the granny annex, careful consideration has been given to the potential impact upon the rear end gardens of the neighbouring properties. However the detached nature of the building and set back from the boundary, would ensure that the development does not result in a detrimental loss of privacy, daylight, outlook and sunlight, to these neighbouring properties.

As already stated, the granny annex would be ancillary to the main dwelling and any additional noise or disturbance from its use is not expected to be over and beyond

what is currently experienced from the use of the site as a single family residence.

In light of the above, the proposal is considered to accord with Policy BNE2 of the Medway Local Plan 2003.

Highways

There are no changes to access proposed. The existing driveway to the front of the host property is approximately 8.5m in length from the edge of the highway to the outbuilding/store to the south-west of the dwellinghouse. However, when you consider that the *Medway Council Residential Parking Standards* (updated 2010) stipulate a minimum parking space comprises 4.8m in depth and 2.3m in width, only one off-road parking space is realistically provided without overhang onto the adjacent public footpath/highway. The current under provision is therefore acknowledged for the current property.

The proposed granny annexe would add one additional bedroom, although it is noted that the size of the wheelchair/general store room could potentially result in it being used as a bedroom. No supporting evidence has been submitted to the Local Planning Authority to suggest otherwise.

As such, the provision of potentially two additional bedrooms would require the provision of an additional 1.5 car parking space and consequently, the current under provision would be exacerbated. However, there is unrestricted on-street parking on Coronation Road and other roads nearby, and it is noted that concerns have been raised during the consultation that competition for on-street spaces would be increased as a consequence.

Notwithstanding, it is noted that policy objective requires consideration to be given to reduction of the parking standard if the dwelling is located within an urban area, with day to day facilities located within easy walking distance. Grain is a relatively small area, with co-op supermarket, pub, food outlets and community facilities, including bus stops, nearby. On balance, giving consideration to the policy objective, no significant concerns are raised with respect to 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 is considered to be acceptable and would not cause harm to the character of the area and streetscene. The proposal would not result in detrimental harm to neighbouring amenity or highways. Subject to recommended conditions, the proposal would comply with the objectives of Policy BNE1, BNE2, T1 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 numbers of representation received and an objection from the St James Isle of Grain 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/>