

MC/17/0898

Date Received: 10 March, 2017

Location: 69 Derby Road, Darland, Chatham ME5 7JD

Proposal: Construction of a single storey rear extension and porch to front (removal of existing front canopy)

Applicant: Mrs Patel

Agent: Ivan Jaffa Hutton Enterprises 5 The Cobbles Ivan Brentwood CM15 8BP

Ward Watling

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 number 6071/2 Revision 'A' received on the 8 May 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 applicant seeks full planning permission for the construction of a single storey rear extension and porch to front (removal of existing front canopy).

The proposed rear extension would measure approx. 3m in depth, in width and m in height overall.

Relevant Planning History

MC/05/2398 Construction of a double storey side and rear extension
Refusal, 27 January, 2006

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 from 2 addresses, raising the following concerns:-

- Loss of light to kitchen window

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

Street Scene & Design

Policy BNE1 of the Local Plan requires extensions to respect the scale and appearance of buildings. 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

No.69 Derby Road is a semi-detached property. The estate is characterised by open front gardens and areas of grassed amenity land. The property has an unenclosed area of land to the side of it and the rear garden is enclosed by close-boarded fencing. The proposed porch is of a minimal projection and is considered satisfactory in design terms. The proposed single storey rear extension is considered to be of a relatively modest proportions, scale and has been appropriately detailed with a lean-to design roof with rooflights. Subject to the use of matching materials, the development is considered to accord with Policy BNE1 of the Local Plan.

Amenity

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.

By virtue of orientation and path of the sun, no loss of sunlight would result. In addition, no windows are proposed within the side flank and therefore, no loss of privacy would occur.

Concern has been raised by neighbours with respect to the loss of daylight. By virtue of the proximity of the extension to the adjacent neighbouring (kitchen) window at No.71, whilst it is acknowledged that the level of ambient daylight would be reduced, in view of the mono-pitch design and extent of projection being only approx. 3m, it is considered that adequate levels of daylight and outlook would be retained. Due consideration has also been given to the fact that the kitchen/dining area is also served by the adjacent french doors.

The application is considered to accord with Policy BNE2 of the Local Plan.

Highways

The development would not give rise to any highway implications and as such no objection is raised on highways grounds. The proposal would therefore comply with the provisions of Policy T1 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 be in accordance with Policies BNE1, BNE2 and T1 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/>