

MC/17/1476

Date Received: 24 April, 2017

Location: 339 Maidstone Road, Rainham, Gillingham ME8 0HU

Proposal: Construction of a two storey extension to rear

Applicant: Mr Mengual

Agent: Mr Montgomerie LJM Drafting & Design 48 Shanklin Close
Walderslade Chatham ME5 7QL

Ward Rainham Central

Case Officer Robert Neave

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 numbers 02A, 03, 04 and 05 received on 24 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.

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

Proposal

This application seeks planning permission for the construction of a two storey rear extension. The two storey rear extension would project approx. 4.3m from the original rear elevation of the property. It would have a width of approx. 6.1m. The extension would have a dual hipped roof with the eaves height of approx. 5.4m and ridge height of approx. 6.7m. The extension would allow a reconfiguration of the ground floor layout and provide a new breakfast/dining and utility room and provide an additional two bedrooms at first floor level.

Relevant Planning History

None

Representations

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

Three letters of objection has been received raising the following planning concerns:

- loss of privacy

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

By virtue of the siting of the proposed extension, the development would not be visible from the highway but would be seen from neighbouring gardens. With regards to the impact upon the local character and the applicants property, the surrounding character of the rear of properties consists of a mixture of rear projections. The proposed extension is considered of a suitable size and scale in comparison to the plot and would extend to a similar distance from the rear elevation to other extended properties within the street. The hipped roof would be a continuation of the existing roof and similar to the neighbouring properties. As a result it is considered that there would be no detrimental impact on the character of the area. A condition would be required to ensure that the materials used on the external surface match the existing dwelling to retain its appearance. Consequently the proposal would be in accordance 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, daylight and privacy. By virtue of the extension not projecting any further in depth than the existing two storey extensions at numbers 339a and 341 and taking account of the distance and relationship to 337a Maidstone Road and its habitable room windows there would be no detrimental impact on neighbouring residential amenities at 339a and 337a in terms of loss of privacy, outlook, daylight and visual dominance.

With regard to sunlight and the impact on 337a, by virtue of the orientation of the site and the path of the sun, the extent of projection and the hipped roof design, the proposal would result in minimal additional overshadowing of the rear garden of 377a Maidstone Road in the late afternoon, therefore no objection is raised.

Due to siting and distance, no other neighbours would be detrimentally affected by the development, in terms of daylight, sunlight, outlook and privacy. Accordingly, the proposal is considered to comply with Policy BNE2 of the Local Plan.

Highways

The development would increase the parking requirements of the dwelling, however the property can accommodate two parking spaces and therefore meet the Medway's Interim Parking Standard 2003. Therefore the proposal would comply with the objectives of Policy T13 of the Local Plan.

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 so the application would not conflict with Policies BNE1, BNE2 and T13 of the Medway Local Plan 2003.

The application has been called to Planning Committee due to the number of representations contrary to the officer 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/>