

MC/17/2131

Date Received: 16 June, 2017

Location: 1 A & 1b Merlin Way, Gillingham ME7 4JN

Proposal: Insertion of rooflights to front and rear to facilitate living accommodation in the roofspace

Applicant: Mr Robery Wilkin

Ward Gillingham South

Case Officer Alison Webster

Contact Number 01634 331700

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**Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 30 August 2017.**

**Recommendation - Approval with Conditions**

- 1 The development hereby permitted shall be maintained in accordance with the following approved plans:

B1471-A1-01 Rev B1, 2680/2 received 3 July 2017 received 16 June 2017.

Reason: For the avoidance of doubt and in the interests of proper planning.

**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 retrospective planning permission for the insertion of rooflights to the front and rear to facilitate living accommodation in the roofspace. The rooflights to the rear are approx. 1.5m floor to cill height. The rooflights to the front are approx. 0.5m floor to cill height.

**Relevant Planning History**

MC/15/1038 Construction of a pair of semi detached bungalows with associated off road parking and waste storage. Approved with conditions 26 June 2015.

## **Representations**

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

6 letters of representation have been received. The main concerns are:

- The bungalows were never intended to be bungalows
- The works are causing chaos
- Permission should never have been granted
- The rooflights have already been installed
- The properties were supposed to be for retired people and could now house a small family
- The parking situation in the road is already a concern

## **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.

## **Appraisal**

### *Background*

Planning permission was granted, subject to conditions, in 2015 (MC/15/1038) for a pair of semi-detached bungalows. One of the conditions imposed removed the permitted development rights for the dwellings which includes any alteration and enlargement to the dwellings.

The permission has been implemented and during the construction, rooflights were added to the front and rear roof slopes to provide living accommodation in the loft in form of the main bedrooms. The layout of the dwellings have been altered providing a living room, kitchen, bathroom and bedroom on the ground floor and a bedroom within the loft area. The number of bedrooms has not changed.

### *Design*

The rooflights are to the front and the rear of the properties. The street scene is mixed in both design and type of property. The rooflights are moderate in size and scale and, whilst they are visible from the street scene, they are not harmful to its appearance nor do they have a negative effect on the host properties.

The rooflights therefore accord with Policy BNE1 of the Medway Local Plan 2003 and Paragraphs 17 and 56 of the NPPF.

### *Amenity*

In terms of amenity the rooflights are located to the front and rear of the property. To

the front, on the opposite side of the road, there is a block of flats with habitable room windows facing the road. A level of overlooking already occurs and is mutual and therefore no concerns are raised. The rooflights to the rear overlook the rear gardens of properties along Franklin Road. The overlooking is to the rear most end of these gardens which contain mainly sheds and other storage and are not the most used parts of the garden where privacy is most important. On this basis, the moderate levels of overlooking caused is not considered to be harmful to the occupiers of these properties. Due to the nature of the application there is no impact to neighbours in terms of loss of outlook, sunlight or daylight.

The rooflights therefore accord with the objectives of Policy BNE2 of the Medway Local Plan 2003.

### *Highways*

The number of bedrooms will not change and remains as approved under reference MC/15/1038, therefore the number of parking spaces required for the property remains the same and no objection is raised on highways grounds.

### *Local Finance Considerations*

None.

## **Conclusions and Reasons for Approval**

The rooflights have no negative impact on the appearance of the street scene, neighbouring amenities, parking or highway safety and therefore accords with Paragraphs 17 and 56 of the NPPF, and Policies BNE1 and BNE2 of the Medway Local Plan 2003 and is recommended for approval.

The application would normally be determined by delegated officers however, due to the number of representations received expressing views contrary to the officers recommendation, the application is being referred to the Planning Committee.

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## **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/>