

MC/17/2723

Date Received: 2 August, 2017

Location: 2 Tennyson Avenue, Cliffe Woods, Rochester ME3 8JF

Proposal: Retrospective boundary wall fronting a classified road and conversion of garage to habitable room, together with the construction of a single storey rear extension and additional off-road parking provision.

Applicant: Mr Brian Sanders

Agent: Mr David Meaney DKM Consultants 82 Longfellow Road
Gillingham Kent ME7 5QQ

Ward Strood Rural

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 22 November 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. DKM/7460/02 Revision 01, received on 2 August 2017; and Drawing No. DKM/7532/01 Revision 01, received on 27 October 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 Within two calendar months of this decision, the turning area shown on the submitted layout for vehicle parking, Drawing No. DKM/7532/02 Revision 02, shall be provided, surfaced and drained. Thereafter, it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending, revoking or re-enacting that Order) shall be carried out on that area of land or in such a position as to preclude its use.

Reason: Development without provision of adequate accommodation for the parking and turning of vehicles is likely to lead to hazardous conditions on the public highway (Town Road) and to accord with Policies T2 and T13 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 retention of brick built boundary wall fronting a classified road together with the provision of hardstanding for parking, conversion of the garage to a habitable room, and the proposed construction of a single storey side extension.

The extension would be constructed to the (southwest) side of the property (facing Town Road) and would measure approx. 4.2m in depth and 5.9m in width. The extension would be designed with a hipped roof, to a height of 5.1m.

An area of hardstanding (block paving) has been laid to part of the west side of the plot to be accessed via existing lowered kerb on Town Road. Revised plans have been submitted proposing increasing the hardstanding to allow for a turning area within the front drive. A front boundary wall has been constructed along the western boundary, fronting Town Road. The wall measures approx. 0.8m in height, together with a total of eight brick piers with metal railings. The brick piers measure approx. 1.35m in height from ground level.

The proposal would create an additional bedroom. The garage has also been converted to create a habitable room.

Relevant Planning History

MC/06/0743	Retrospective application for the erection of a 1.6 metre high boundary fence. Approval with Conditions, 19/06/2006
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Representations

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

Cliffe and Cliffe Woods Parish Council has raised concern regarding the creation of a new access onto Town Road without approval and the implications for highway safety without provision to turn around within the curtilage of the dwelling.

The Dickens Society has also raised the following concerns:-

- Loss of garage.
- Unauthorised access onto a classified road.

Development Plan

The Development Plan for the area comprises the Medway Local Plan 2003. 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 and 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 application dwelling is a detached bungalow, located on a corner plot adjacent to the junction of Tennyson Avenue with Town Road. The proposed extension is of an appropriate scale, complementary in design and would be subordinate to the host dwelling. No objection is raised with respect to the garage conversion and the replacement of the garage door with a window.

In addition, the front boundary wall and railings is considered to be sympathetic, in design terms, to the streetscene, and by allowing for gaps between the railings; retains a sense of openness along the Town Road frontage. Accordingly, no objection is raised on design grounds.

Subject to condition on matching materials for the proposed extension, the development is considered to accord with Policy BNE1 of the Medway Local Plan 2003 and is consistent with advice contained within the NPPF.

Amenity

Policy BNE2 of the Medway Local Plan 2003 relates to the protection of amenities for existing residents within the locality. 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.

In respect of the proposed side extension, by virtue of the eaves height and height of

the existing side boundary treatment along the common boundary with the property to the south, (Westerly) No.38 Town Road, there would be no adverse impact on the amenity of the occupiers of that property.

The proposal is acceptable in terms of amenity and is in accordance with Policy BNE2 of the Medway Local Plan 2003.

Highways

With respect to the creation of a new access onto Town Road (B2000), concerns have been raised as to the unauthorised nature of the works. The proposal has been assessed by the Council's Highway Management team and no objection has been raised due to the low level of the footway which has been constructed to crossing specification.

Town Road is a highly trafficked road, resulting in a large number of vehicle and freight movements. Concern has been raised with respect to safe egress and ingress from the drive. The CIHT *Manual for Streets 2* (pg78, 2010) stipulates that for most built-up areas, a distance of 2.4m should normally be used as this represents a reasonable maximum distance between the front of a car and the driver's eye. As such, given the low level boundary treatment (approx. 1.35m high) this would help to provide adequate sightlines in and out of the driveway.

The distance to the junction of Town Road and Tennyson Avenue is approx. 14m-15m away from this lowered kerb access at the front of the application site and this coupled with the low boundary treatment helps to maintain the openness over the front areas of the properties along this section to Town Road.

Moreover, to improve manoeuvrability, the agent has submitted a revised block plan to show an increase to the hardstanding to allow a turning area within the driveway to allow vehicles to be able to enter/exit the parking area in forward gear. A condition has been recommended to ensure that this work is carried out.

It is worth noting that the lowered kerb has been in use to access the parking area to the front of the property, and there are similar vehicle crossovers on neighbouring properties. Consequently, it is considered that vehicles could utilise the access without detriment to the safety of the highway users, cyclists and/or pedestrians. The development is therefore compliant with Policies T1 and T2 of the Medway Local Plan 2003.

The proposed development would increase the number of bedrooms from three to four. Whilst concern has been raised as to the loss of the garage, it has been demonstrated that at least two off-road parking spaces can be accommodated on the hardstanding area to the western side of the bungalow (fronting Town Road). This provision would accord with the *Medway Council Interim Residential Parking Standards* (updated 2010) and therefore, would be in line with Policy T13 of the Medway Local Plan 2003.

Conclusions and Reasons for this Recommendation

Subject to conditions, the proposed extension would not cause harm to the character of the area or amenity of the neighbouring occupiers. The development already in place namely the conversion of garage to habitable room and provision of hardstanding and boundary treatment are acceptable and do not cause harm to the appearance of the area. The development does not have a harmful impact on highway or pedestrian safety. 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 Members due to the representation received from Cliffe and Cliffe Woods Parish Council expressing concerns to the application which represents contrary views to officers' 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/>