

MC/17/3012

Date Received: 1 September, 2017

Location: 21 Harrison Drive, High Halstow, Rochester, ME3 8TF

Proposal: Construction of a part two/part single storey side extension with single storey to front and rear of property- demolition of existing garage

Applicant: Mr Watts

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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 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 numbers 016-046/001 rev C, 016-046/005 rev C, 016-046/006 rev C and 016-046/007 rev C received on 1 September 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 bathroom window on the first floor south-east elevation shall be fitted with obscure glass and apart from any top-hung light, that has a cill height of not less than 1.7 metres above the internal finished floor level of the room it serves, shall be non-opening. This work shall be carried out and completed before the room is occupied and shall be retained at all times thereafter.

Reason: To ensure the development does not prejudice conditions of amenity by reason of unneighbourly overlooking of adjoining property, 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

This application is for the construction of a part two/part single storey side extension with single storey to front and rear of property. The development would require the demolition of an existing garage and conservatory to the rear.

The proposed single storey front projection would measure approx. 6.5m in width and approx. 1.8m in projection from the principal elevation. A flat roof design is proposed, with an eaves height of approx. 2.7m. The two storey side extension would measure approx. 3.7m in width and a depth of approx. 7m. The extension would be a continuation of the mansard roof, with an eaves height of approx. 5.1m and a ridge height of approx. 7.1m. The single storey rear extension would measure approx. 9.1m in width and approx. 3.5m in projection. Similarly, this aspect is proposed with a flat roof design, with an eaves height of approx. 2.7m with two roof lanterns (which would take the overall height to approx. 3.1m).

The proposal would create an enlarged living room and introduce a porch, family room, w/c and bedroom with en-suite at ground floor level; together with two additional bedrooms and a bathroom at first floor.

Relevant Planning History

MC/16/5067	Construction of a part two/part single storey side extension with single storey to front and rear of property- demolition of existing garage Withdrawn by applicant, 10 March 2017
ME/87/444	PRC Homes Refurbishment Approval with Conditions, 26 June 1987 21/23 Harrison Drive, High Halstow, Rochester

This report makes reference to two other examples whereby a two storey side extension has been approved within Harrison Drive:-

MC/14/3183	Construction of a rear single storey extension; construction of a first floor extension to side with carport below together
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with associated alterations (Demolition of existing rear conservatory and detached garage)
Approval with Conditions, 22 December 2014
No.22 Harrison Drive, High Halstow

MC/02/1343

Construction of two storey side and single storey front extensions incorporating garage
Approval with Conditions, 23 August 2002
No.1 Harrison Drive, High Halstow

Representations

The application has been advertised by individual neighbour notification to the owners and occupiers of neighbouring properties. High Halstow Parish Council have also been consulted.

High Halstow Parish Council has raised an objection on the basis that the proposal would result in the loss of daylight and sunlight to No.19 Harrison Drive.

The Dickens' Country Protection Society has raised concerns over the loss of the garage.

Two letters of representation were received, raising the following concerns:-

- Loss of light to the side kitchen window (No.19)
- Loss of outlook
- Loss of existing garage.

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 (the NPPF) and are considered to conform.

Planning Appraisal

Design and Streetscene

Policy BNE1 of the 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 paragraph 56 of the 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. 21 Harrison Drive is a two storey semi-detached house, located on a corner plot at the junction of Harrison Drive and The Street. The street scene is of suburban character, consisting of family homes set back from the road with space between the semi detached pairs. The plots around the junction are more irregular in shape and

orientated differently, there remains a number of uninterrupted visual gaps between dwellings. This gives the feeling of an open character.

The design of the two storey side extension would reflect the mansard roof design of the existing property. The proposed extension would be set in from the side boundary and at an angle with No. 19 which helps to retain space between the two and therefore the character of the street scene.

There are other examples of two storey side extensions in the vicinity which are similar to the proposed and the front and rear single storey extensions are not considered to be harmful to the character and appearance of the property or the locality. The proposal is considered acceptable in terms of design and in accordance with paragraph 56 of the NPPF and Policy BNE1 of the Local Plan.

Amenity Considerations

Paragraph 17 of the NPPF and Policy BNE2 of the Local Plan 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.

Concern has been raised with respect to the loss of daylight to the ground floor kitchen window within the north-east facing elevation and overshadowing of No.19. No.19 is located to the south-east of the application dwelling and has been built at a slightly higher level and at an angle to No.21. The closest part of the proposed two storey development would be approx. 4m from the side wall of No.19, and the gap increases at the front as a result of the angle. In light of the above and slight land level differences, it is not considered that the development would result in a significant loss of daylight to this window. In addition, it should also be noted that this room is served by additional window/openings to the rear and therefore, it is considered that an adequate level of internal amenity would be retained.

By virtue of height, extent of projection and distance from of habitable room windows; it is not considered that the level of neighbouring amenity at No.23 would be adversely affected.

In terms of potential overshadowing, due to the orientation of the properties and path of the sun, No.19 would not be cast in any shadow that is harmful to the occupiers amenities. No.23 would experience some additional overshadowing in the morning hours up to midday; but this would not be significantly greater than the existing situation (as the existing roofline currently overshadows both rear gardens) and therefore, no objection is raised.

The development would not introduce any direct loss of privacy. The plans show that there would be a window to the first floor side elevation to serve a bathroom. Due its location and nature of the room, a condition requiring it to be obscure glass is recommended.

Subject to the use of the condition, the proposed development is considered to comply with paragraph 17 of the NPPF and Policy BNE2 of the Local Plan.

Highways

The proposed development would result in any increase in the number of bedrooms from three to five. Whilst concern has been raised with respect to the loss of the detached garage, the existing front driveway is sufficient to accommodate at least two off-road parking spaces; in accordance with the Medway Council Interim Residential Parking Standards (2010). As such, it is considered that the proposed development complies with Policy T13 of the Local Plan.

Local Finance Considerations

There are no local finance considerations.

Conclusion and Reasons for this Recommendation

The proposed development is not considered to adversely detract from the character and appearance of the existing property or the area and there would be no detrimental impact on the neighbouring properties or the highways. The application is considered to be in accordance with paragraphs 17 and 56 of the NPPF and Policies BNE1, BNE2 and T13 of the Medway Local Plan 2003.

This application would normally be determined under delegated powers but is being referred for determination by Planning Committee due to the number of representations received contrary to 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/>