

MC/17/3559

Date Received: 16 October, 2017

Location: 44 Downsview, Wayfield, Chatham, ME5 0AL

Proposal: Construction of a conservatory and associated alterations to front

Applicant: Mr Ian Usmar

Agent: Mr L Simmons LRD Simmons, RIBA 46 Downsview Chatham Kent ME5 0AL

Ward Luton & Wayfield

Case Officer Dylan Campbell

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 20 December 2017.

Recommendation - Refusal

- 1 The proposed front conservatory, by virtue of its design, scale and proposed materials would create a prominent new feature that would be out of character within its locality and therefore would have a harmful and detrimental impact on both the streetscene and the host property. The development would therefore conflict with the objectives of Policy BNE1 of the Medway Local Plan 2003 and the design objectives set out in Paragraph 56 of the NPPF.

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

Proposal

This application seeks planning permission for the construction of a conservatory and associated alterations to front. The single storey front extension would project approx. 2.85m from the existing front elevation with a width of approx. 5.85m, the roof would be a Victorian roof design with an eaves height of approx. 2.25m and a ridge height of approx. 3.6m.

Relevant Planning History

None

Representations

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

No representations have been received.

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

Principle

The principle of the development is acceptable.

Streetscene and Design

The streetscene primarily consists of two storey semi-detached properties located in a residential area. There are examples of single storey front extensions within the area all of which are of brick construction and tiled roof design to match existing. By virtue of its siting, the proposed front conservatory extension would be highly visible from the highway. The proposal by virtue of its design, scale and proposed materials, would create a prominent new feature that would be out of character within its locality and therefore would have a harmful and detrimental impact on both the streetscene and the host property contrary to the aims and objectives of Policy BNE1 of the Medway Local Plan 2003 and the design objectives set out in Paragraph 56 of the NPPF.

Amenity

Due to the distance and orientation of the proposed development to neighbouring properties it is not considered that there would be any harmful impact on residential amenities with regard to outlook, reduction in daylight, sunlight and privacy and therefore is in accordance with Policy BNE2 of the Medway Local Plan 2003.

Highways

The proposed development would reduce available off-street parking, however there are proposed alterations to the front garden to accommodate two vehicles which would meet parking standards, there are no highway implications resulting from this proposal. The proposal would therefore comply with the objectives of Policy T13 of the Medway Local Plan 2003.

Conclusions and Reasons for Refusal

The proposed front conservatory, by virtue of its design, scale and proposed

materials would create a prominent new feature that would be out of character within its locality and therefore would have a harmful and detrimental impact on both the streetscene and the host property contrary to the aims and objectives of Policy BNE1 of the Medway Local Plan 2003 and the design objectives set out in Paragraph 56 of the NPPF.

This application would normally be determined under officer delegated powers, but is being referred to Members for consideration at the request of Cllr. Craven expressing a view 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/>