

MC/17/2695

Date Received: 1 August, 2017

Location: 183 Maidstone Road, Chatham, ME4 6JG

Proposal: Construction of a two storey front extension with gable end to roof; part single/part first floor/part two storey rear extension; insertion of two dormers to existing roof slope to side and dormer to rear leading to roof terrace. Raised patio, outdoor swimming pool and detached one and half storey building to rear incorporating triple garage with access onto The Ridgeway incorporating sauna , plant room and shower room at ground floor level and gym, shower room and storage area above

Applicant: Mr & Mrs Peck

Agent: Mr Hughes Designscape Consultancy Limited 1A The Landway Bearsted Maidstone ME14 4BD

Ward Rochester South & Horsted

Case Officer Amanda Grout

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 20 December 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 102 Rev C received 27 October 2017 and 301/100 Rev B, 101 Rev C, 103 Rev B, 104 Rev B and 105 Rev B received 10 November 2017.

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

- 3 The dormer windows serving the 2no. en-suite bathrooms on the side (east facing) roofslope 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 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.

- 4 The roof terrace privacy screening shown on Drawing Number 102 Rev C as received 27 October 2017, shall be in provided before the room to which the roof terrace serves 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.

- 5 The gym forming part of the garage extension hereby approved shall be for the personal use of the occupiers of the dwelling house and shall not operate as a business or open to members of the public.

Reason: The circumstances of the application has been taken into consideration and any use of the gym by non-residents of the dwelling could result in increase traffic and noise disturbance, and this is to ensure that the development does not prejudice conditions of amenity of adjoining property, in accordance with Policy BNE2 of the Medway Local Plan 2003.

- 6 The windows on the western elevation of the detached garage/gym building serving the open gym space at first floor level 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 two storey front extension with gable end to roof; part single/part first floor/part two storey rear extension; insertion of two dormers to east facing roof slope to side, one dormer in the west facing roof slope, and dormer to rear leading to roof terrace. Raised patio, outdoor swimming pool and detached

one and half storey outbuilding to rear to provide triple garage space with access onto The Ridgeway, a shower with changing room, plant room and sauna on the ground floor and to provide a sauna, plant room and shower room at ground floor level with a gym space, shower room and storage area above.

The extension to the main dwelling would consist of a two storey front extension measuring approx. 3.8m wide, 2.5m deep and 8.3m in height to the ridge. The rear extension would have a projection of approx. 4.35m from the original rear wall with the first floor / two storey element measuring 9.55m wide (across the back of the house). The single storey would have a height of approx. 4m with a flat roof incorporating roof lights. The two storey would have a height of approx. 6.7m to the eaves and 7.8m overall with a roof terrace. The two dormers to the (east) side roof slope would measure approx. 2.5m wide, 2.5m deep and 2.3m high with a 0.5m gap.

The extension to the dwelling house would increase the floor space to the existing kitchen/dining area and a rearrangement of the existing floor layout on the ground floor, extend existing bedrooms 2 and 3 and create 3no. en-suite bathrooms, new bathroom on the first floor and a master bedroom with en-suite bathroom within the existing roof space.

The detached garage to the rear would measure approx. 14.9m wide, 5.9m/7.9m deep and at 6m high (to the ridge).

The new garage would provide parking for approx. 3 cars, a sauna, shower with changing room and plant room to serve the new swimming pool on the ground floor, and gym with changing/shower room on the first floor. The garage would be accessed off The Ridgeway. The position of the garage has been amended to incorporate a 2m visibility splay to the new access on The Ridgeway. This has resulted in the building being moved rearwards by approx. 2m into the garden and this has also resulted in the reduction in the depth of the proposed swimming pool.

## **Relevant Planning History**

No relevant planning history

## **Representations**

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

**Three letters of representation** have been received, objecting to the proposed development on the following grounds:-

- Loss of privacy
- Overshadowing
- Loss of light
- Location of garage
- Highway Safety
- Overlooking from side dormers

Further public consultation has been undertaken and letters sent to neighbours on 17 November 2017 due to the amendment to plans received to the proposed development. No further representation has 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**

### *Design and Impact on 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 site comprises of a large detached two storey dwelling with existing dormers to the south west and south east facing roof slopes and flat roof single storey rear extension. The property benefits from a large driveway and garden to the front with off road parking for more than three cars and large garden to the rear with access onto The Ridgeway, served by double gates. The street is characterised by large detached properties of varying designs and footprints, therefore the principle of the development is acceptable and would not detract from the character of the area.

The Ridgeway to the rear is characterised by detached properties of varying designs and footprints with Nos. 58 and 60 being newer properties that have resulted as tandem developments to Nos. 179 and 181 Maidstone Road, Chatham. Therefore, the principle of a detached garage fronting onto The Ridgeway would not introduce a new feature that would detract from the character or appearance of the streetscene and residential nature of the area.

In terms of the resulting design from the proposed extension and alteration to the host property, whilst it is acknowledged that this would significantly alter the appearance of the property, it would complement the existing character and appearance of the area. The quality of materials would ensure a building of a high quality design that respects its surrounding environment resulting in a positive improvement to the streetscene.

In addition, there are similar alterations to properties on the street and this proposal would not be alien to this part of Maidstone Road.

Consequently and in light of the above, subject to condition, the proposed development is considered to be acceptable when viewed against Policy BNE1 of the Medway Local Plan 2003 and the National Planning Policy Framework 2012.

## *Amenity*

The two storey front extension would be located approx. 3.7m away from the boundary with No. 183a and approx. 7.4m from No. 181 Maidstone Road. Therefore this part of the proposal would have no impact on either neighbouring property.

The single storey rear extension would be set approx. 1.2m away from the boundary with No. 181 and taking into consideration the height of the proposed extension and the existing boundary and landscaping, it is considered that it would not result in a detrimental level of overshadowing or a loss of outlook.

The first floor and two storey rear extensions would be located approx. 5.5m away from No. 181 and with a modest projection and lack of windows within the side elevation, would not result in an unacceptable level of overshadowing, loss of outlook, daylight or privacy to the occupants.

With regards to the impact on the occupiers of No. 183a, the proposed rear extension would be approx. 200mm away from the adjoining boundary which is in line with the existing property and single storey rear extension. It is acknowledged that the additional height would result in a greater impact on the occupiers of No. 183a, however taking into consideration the orientation of the properties and rise and fall of the sun, it would not result in a detrimental level of overshadowing. In terms of loss of outlook, light and overbearing, the proposal would only project approx. 2.8m further to the rear than principal rear elevation of No. 183a and more than 3m away from the nearest first floor rear window. Furthermore, No. 183a benefits from a single storey rear extension with a projection similar to the proposed and as such, there would be no loss of outlook or detrimental impact on the ground floor rear facing windows. With regard to the first floor bathroom window that faces onto the application property, this window is already impacted by the existing property and as it is a non-habitable room, the impact would not be a material planning consideration. The ground floor side facing window serving the utility room is already impacted by the existing dwelling and it is not considered that the proposed development would exacerbate the situation.

The proposal includes two dormer windows on the existing east facing roofslope that would serve two new en-suites. These windows would face directly onto the side elevation and rear garden of No. 181. However it is proposed that these are conditioned to be fitted with obscure glass to protect the privacy of the occupiers of No. 181. As such, subject to condition, it is considered that this addition would not result in a loss of privacy that would be harmful to the living conditions of the occupiers of that property. Furthermore it should be noted that dormers of this size can generally, subject to conditions being met, be constructed under permitted development under Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015.

It is proposed to enlarge the rear dormer and include a roof terrace. As the roof terrace would be set within the roof of the two storey rear extension by 1.2m on all sides, additional screening at 1.8m high to protect the amenity of neighbouring occupiers would be requested by condition. It is considered, subject to additional screening, that the roof terrace would not have a detrimental impact in terms of overlooking and loss of privacy to the neighbouring occupiers.

The position of the detached garage has been amended to include a 2m visibility splay to the new access on The Ridgeway. This has resulted in the building being moved further back into the garden by approx. 2m and a reduction in the depth of the proposed swimming pool. Notwithstanding, the design, scale and height of the building has not changed. The detached garage to the rear would have windows at first floor level that would face into the property and the neighbouring property gardens. With regards to No. 183a Maidstone Road, there is a gap of approx. 17.5m from the rear elevation of the property and the proposed garage. In regards to No. 181 Maidstone Road, there is an approx. gap of 22.5m from the rear elevation of the property and the proposed garage. Furthermore, the newly built property at No.60 The Ridgeway projects further to the rear than the proposed garage and affords more views over the rear garden of No. 181 than the proposed garage.

Taking into consideration the distance from the proposed garage to the rear elevations of the adjacent properties (Nos. 183a and 181) and the existing mutual overlooking from the surrounding properties and the rear facing windows of Nos. 58 & 60 The Ridgeway which are located further into their plots and therefore closer to the rear elevations of the neighbouring properties on Maidstone Road, than the proposed garage, it is considered that the proposed garage would not result in an overbearing form of development. Given the revision to the position of the proposed garage, it would further reduce the distances to neighbouring properties and for this reason it is recommended that the windows on the western elevation serving the gym space be conditioned to be fitted with obscure glass to help to mitigate against potential overlooking and loss of privacy to the neighbouring rear gardens.

In light of the above, the proposal is considered to accord with Policy BNE2 of the Medway Local Plan 2003.

### *Highways*

There are no changes to the existing access and parking provision at the front of the property and therefore no objection is raised.

In relation to the proposed garage and access, the property already benefits from access onto The Ridgeway with other examples of garages and rear access to the surrounding properties. Based on comments from the Council's Transport Officer the garage would be sited 2m from the boundary to allow sufficient visibility splays to be achieved on The Ridgeway. Taking into consideration the existing access, other detached garages within the area, the speed limit and the existing traffic calming measures already in place along The Ridgeway, including the provision of visibility splays to the new access, it is considered that the proposed garage and access would not pose a significant highway safety risk that would warrant a refusal. Furthermore, no objections have been raised by Highways.

As such, it is considered that the proposed development would not result in a detrimental impact in terms of parking and would accord with Policies T1, T2 and T13 of the Medway Local Plan 2003.

### *Local Finance Considerations*

There are no local finance considerations.

### **Conclusions and Reasons for Approval**

The proposed development is considered to be acceptable and would not cause harm to the character or appearance of the streetscene or area. The proposal would not result in detrimental harm to neighbouring amenity or highways. Subject to recommended conditions, the proposal would comply with the objectives of Policy BNE1, BNE2, T1, T2 and T13 of the Medway Local Plan 2003 and Paragraphs 17 & 56 of the NPPF 2012.

*The application would normally be determined under delegated powers but is being referred to Members for determination due to the number of representations received expressing a view contrary to the officer's recommendation.*

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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/>