

MC/17/3970

Date Received: 15 November, 2017

Location: 46 Gravesend Road, Strood, Rochester, ME2 3PJ

Proposal: Construction of a detached single storey building to rear for garage and store room - resubmission of MC/17/2876

Applicant: Mr Sanghera

Agent: Mr Bhatti 25 Cloonmore Avenue Orpington BR6 9LE

Ward Strood North

Case Officer Amanda Grout

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 14 February 2018.

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: 2163-001 Rev 03, 2163-003 Rev 03, 2163-004 Rev 03, 2163-005 Rev 02 and 2163-010 Rev 02 received 15 November 2017.

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

- 3 All materials used externally shall match those of the main host dwelling.

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 garage and store room building hereby approved shall be used only for purposes of the storage of vehicle and for domestic purpose incidental to the enjoyment of the related dwellinghouse and no trade or business shall be

carried out therefrom.

Reason: To regulate and control the permitted development in the interests of amenity in accordance with Policy BNE2 of the Medway Local Plan 2003.

Recommendation

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 detached single storey building to rear for garage and store room - resubmission of MC/17/2876.

The proposed garage would be located to the north east of the rear garden and would measure approx. 13.3m wide, 7.1m deep and 3m high with a flat roof. The garage would provide parking for two cars, together with a storage area and would be accessed from the rear of the site via a track leading from Broom Hill Road.

Relevant Planning History

MC/17/2876	Construction of a detached garage with dormer windows to south elevation, to facilitate games and store room to rear Refusal 31 October, 2017
MC/16/0524	Construction of a two storey side extension (demolition of existing garage/utility room) Approval With Conditions 31 March, 2016
MC/15/4190	Neighbourhood consultation application for the construction of a single storey rear extension with raised rooflights and parapet wall. The details submitted are as follows: The extension will extend beyond the rear wall by 8 m The maximum height of the proposed extension from the natural ground level is 3 m The height at eaves level of the proposed extension measured from the natural ground level is 2.4 m PD - Approval with Conditions 5 January, 2016

Representations

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

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

- Use for business
- Loss of Trees
- Increase use of access track
- Building Size
- Possible Subdivision of Plot
- Visually Prominent
- Overlooking
- Out of character
- Noise
- Imposing
- Highway safety
- Overdevelopment

Further comments were made concerning the right of way to use the access track to the rear, however this is not a material consideration for this application.

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

Background

A previous application for the construction of a detached garage with dormer windows to south elevation, to facilitate games and store room to rear was refused on 31 October, 2017 for the following reasons:

1. Due to the scale, height and design, including the introduction of front dormer windows, results in a building that presents an appearance of an independent unit. The proposal would fail to respect the character and appearance of this backland position within the host site and that of the surrounding area and is therefore contrary to Policy BNE1 of the Medway Local Plan 2003.
2. The introduction of front dormer windows directly overlooking neighbouring gardens, would result in significant levels of overlooking that would have a detrimental impact in terms of loss of privacy to the residential occupiers of these neighbouring properties and is therefore contrary to Policy BNE2 of the Medway Local Plan 2003.

The current application has significantly altered the proposed garage by removing the first floor element, including the dormer windows, and decreased the overall footprint.

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 an extended detached two storey dwelling, situated within a residential area. The property benefits from a large garden which slopes upwards to the north east. There is an existing detached single garage within the same location of the proposed garage. There is a garage to the rear of the property that can be accessed from the rear via a track leading off of Broom Hill Road. Due to the location of the property and the proposed garage, existing landscaping and presence of existing garages to the rear, minimal views of the development would be afforded from either Gravesend Road or Broom Hill Road. This part of Gravesend Road is characterised by large detached properties with large gardens to the rear, some with outbuildings. The proposed garage would replace an existing smaller garage and would only be visible from the rear of immediate neighbouring properties.

The proposed building would be constructed with a flat roof at a height of approx. 3m. The proposed garage would be set away from the side boundary of No. 48 by approx. 350mm and from No. 44 by approx. 1.85m. The external materials of the building would be of facing brickwork, UPVC glazed windows and doors and GRP resin garage door.

The design of the garage together with the scale and height is considered to be acceptable and would not result in overdevelopment of the land. Whilst the building would be visible from the rear of the immediate surrounding properties and would be considerably larger than the existing garage, it is not considered that it would be visually intrusive and as such would not harm the character or appearance of the area.

It should be noted that it is possible to build an outbuilding that occupies up to 50% of the curtilage of the dwelling house under permitted development by Class E of the Town and Country Planning (General Permitted Development) Order 2015, and as such the footprint of the proposed outbuilding is considered to be acceptable.

To ensure that the use of the garage is controlled, a condition is recommended to restrict its use to be ancillary to the main dwelling.

In light of the above and subject to condition, the development is considered acceptable when viewed against Policy BNE1 of the Medway Local Plan 2003.

Amenity

The proposed garage building would be located to the northeast end of the garden and would be approx. 26.8m from the rear of No. 48 Gravesend Road; and 33.6m from the rear of No. 44 Gravesend Road. It is acknowledged that the building would result in some overshadowing; however at a maximum height of 3m and its position, any

shadow cast would only be partially over the bottom part of the neighbouring gardens and not to any habitable room windows. In addition, the building would be visible over the existing boundary fencing and hedging along the north and south boundary of the site with Nos. 44 and 48, however as the fence at No. 48 is approx. 2m in height and the surrounding hedging mature, it is considered that this would help to minimise the impact of the building on the occupiers of the properties. As such, it is considered that the proposal would not have a harmful impact on the amenity of the neighbouring occupiers.

As already stated, the garage is not expected to generate significant noise and disturbance from its use to be harmful to the neighbouring occupiers over and beyond what is currently experienced from the use of the site as a single family residence.

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 at the rear, or to the existing driveway to the front of the property and the proposed garage would provide off road parking in excess of three cars which would accord with the Council's parking standard. 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 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 of the area and streetscene. 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 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 Committee for determination due to the number of representations received 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/>