

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 11 April 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 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 building hereby approved shall be used only for the purpose of the storage of vehicles and domestic items related to the dwellinghouse. The building herein approved shall not be used as residential accommodation at any time or for purposes of trade or business.

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

The site comprises 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 from 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.

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 the NPPF. 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.

Given the size of the plot, whilst on the larger size, the proposed double garage and store is considered to be acceptable and would not result in overdevelopment of the land. With a flat roof, the design is consistent with a large number of outbuildings across the borough and the whilst it would be visible from the rear of the immediate surrounding properties, it would not be visually intrusive and would not harm the character or appearance of the area.

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 but excluding use as an annexe.

In light of the above and subject to condition, the development is considered acceptable and in accordance with paragraph 56 of the NPPF and Policy BNE1 of the Local Plan.

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. Given the distance between the proposal and the rear elevations of the neighbouring properties; and taking account of the height of the boundary treatment separating the application site and the neighbouring properties, there would be no detrimental impact on neighbours' amenities in terms of loss of outlook, daylight and privacy. There would some overshadowing to the rear garden of No. 48; however at a maximum height of approx. 3m and taking account of the location, any shadow cast would only be partially over the rearmost part of the neighbouring garden and not to any habitable room windows.

As a building for domestic use, the garage is not expected to generate significant amount of noise and disturbance and with a condition in place as suggested above, it

is considered that the proposal would accord with point 4 of paragraph 17 of the NPPF and Policy BNE2 of the Local Plan.

Highways

There are no changes proposed to the existing access at the rear, or to the existing driveway to the front of the property. The proposed garage would provide off road parking for two 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 acceptable and would not cause harm to the character of the area or streetscene, to neighbouring amenity or result in a negative impact on the highway. Subject to recommended conditions, the proposal would comply with the objectives of paragraphs 17 and 56 of the NPPF and Policies BNE1, BNE2, T1 and T13 of the Local Plan.

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.

The application was initially intended to be reported to Planning Committee on 14 February 2018 but was deferred by Officers in order to address a land ownership issue regarding the access.

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/>