

MC/18/0126

Date Received: 12 January, 2018

Location: Willow Haven, 37 Grain Road, Wigmore, Gillingham, ME8 0NB

Proposal: Construction of single storey side extension together with two storey rear extension with pitched roof dormers and the alterations to existing roof to facilitate loft conversion for habitable living accommodation - demolition of existing garage

Applicant: Mrs J Perry

Agent: Mr B Saunders C&B Design 12 St Margarets Drive Wigmore
Gillingham Kent ME8 0NR

Ward Hempstead & Wigmore

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 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 CB 2823 02 REV C, CB 2823 03 REV B and CB 2823 04 received on 12 January 2018.

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 all window within both side dormers on the eastern and western

elevations 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.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and re-enacting that Order with or without modification) the use of the property shall remain in use as a dwellinghouse falling within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any order amending, revoking and re-enacting that Order with or without modification) and no change of use shall be carried out unless planning permission has been granted on an application relating thereto.

Reason: To enable the Local Planning Authority to control such development in the interests of amenity, 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

Construction of single storey side extension together with two storey rear extension with pitched roof dormers and the alterations to existing roof to facilitate loft conversion for habitable living accommodation - demolition of existing garage.

Relevant Planning History

MC/15/4268	Construction of a pitched roof over existing rear extension, alterations to roof with formation of barn hip along with the construction of dormer windows to both side elevations, first floor window to front and Juliet balcony to rear to facilitate conversion of loft space into habitable rooms (removal of chimney stack) Decision Approval with Conditions Decided 01/02/2016
GL/80/241	Rear extension Decision Approval with Conditions Decided 16/10/1980

NKA/59/12/13168

The erection of a pair of bungalows and garages
Decision Approval with conditions
Decided 09/02/1959

Representations

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

Four letters have been received raising the following concerns:

- Loss of daylight/sunlight
- Loss of privacy
- Parking/Highway safety

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

37 Grain Road is a semi-detached bungalow that has recently been granted planning permission for alterations to the roof and included the construction of adjoining triple dormers down each side of the dwelling under planning application reference MC/15/4268. Since this planning decision was made there has been changes in the family's circumstances which has led to the need increase the number of family members living at the host property. This planning application seeks to further extend the rear of the property by approx. 3.6 metres and expand the dormers to accommodate for the larger family. It is noted that the proposal includes the addition of a second kitchen and lounge area. This is to provide some privacy and independence between the older and younger family members while still maintaining a shared household.

Design

The street scene consists of a mixture of detached and semi detached bungalows and two storey properties of varying design. Many of which have undertaken various external developments. This proposal is similar to the proposal granted under planning application reference MC/15/4268 and seeks to further extend the rear of the property by approx. 3.6 metres and expand the dormers. As a result of the siting and the nature of the development being for roof alterations and dormers, the proposal would be visible from both the street scene and neighbouring properties. The proposed roof alteration to barn hipped is considered to be acceptable within the mixed street scene and the scale of the roof is acceptable retaining both the existing eaves and ridge height. The extension of the roof over the existing rear flat roof and an

additional 3.6m would also be considered to be acceptable in size and scale reflecting the extent of the rear elevations of both 35 Grain Road and 39 Grain Road. It is considered that whilst adjoining quadruple dormers would be a new feature within the streetscene, the additional dormers towards the rear would not be clearly visible from the highway and therefore the bulk would be minimised by the design of four hipped roof style dormers. It is considered that the conversion of the existing garage into a habitable room with an additional window and alterations to roof would not be prominent in the streetscene and would respect the character and appearance of the dwelling. The proposal is in accordance with paragraph 56 of the NPPF and Policy BNE1 of the Local Plan.

Amenity

The adjacent properties No. 35 and 39 Grain Road are located to the west and east of the application site. Due to the design of the proposed roof alterations and dormers; and taking account of the distance and relationship to the neighbours properties and habitable room windows and height of the existing boundary treatment, there would be no significant impact in terms of loss of outlook or daylight to these properties as lateral light would still reach over the roof alterations to the flank windows. With regards to privacy, the proposed windows within the dormers are to be obscure glazed and a condition would be required to ensure this remains as such. With the use of such a condition, the loss of privacy is minimised. No objection is raised for future occupiers as these windows serve either walk in wardrobes, landing areas or are proposed as secondary bedroom windows. No concerns are raised with regard to the window to the front or the Juliet balcony to the rear. With regard to loss of sunlight, by virtue of the orientation of the site and path of the sun the proposed roof alterations and dormers would lead to some additional shadowing of the rear garden of no. 35 within the early morning, and in the rear garden of No. 39 after 2pm. This is not considered to be detrimental to the amenity of the neighbouring properties. The proposal is in accordance with paragraph 17 of the NPPF and Policy BNE2 of the Local Plan.

If granted planning permission, the proposal would create a sizable property. There is the potential for a change of use from a C3 to C4 dwelling at a later date with six unrelated individuals occupying. This could lead to a potentially harmful impact on neighbouring residential amenities and therefore it is recommended that a condition be applied for permitted development rights to be removed for the change of use between C3 and C4.

Highways

The existing hardstanding area to the front of the dwelling can accommodate a minimum of two off- road vehicle parking spaces and therefore is in accordance with Policy T13 of the Local Plan.

Conclusions and Reasons for Approval

It is considered that whilst not ideal in design terms, the proposal is not harmful to the streetscene and there would no detrimental impact on residential amenities of neighbouring properties or the highway. The proposal is in accordance with paragraphs 17 and 56 of the NPPF and Policies BNE1, BNE2 and T13 of the Local

Plan and recommended for approval.

The application would normally be determined under delegated powers but is being referred to Planning Committee for determination due to the representations that have been received expressing a view contrary to the 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://publicaccess1.medway.gov.uk/online-applications/>