

MC/17/4324

Date Received: 14 December 2017

Location: 79 Holmside Gillingham ME7 4BG

Proposal: Retrospective application for formation of hardsurface to front to facilitate vehicle parking, along with reinstating the demolished boundary wall and repairing the canopy to front within in an Article 4 area

Applicant Mr Lenis Yiangou

Ward: Watling Ward

Case Officer: Dylan Campbell

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 6th June 2018.**

**Recommendation - Approval with Conditions**

- 1 The development to which this permission relates must be completed no later than 3 months from the date of approval of Condition 3.

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:

Proposed Details Rev March 2018 received 19 March 2018.

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

- 3 Details and samples of all materials to be used externally to be submitted to the Local Planning Authority within 1 month from the date of decision.

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.

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

## **Proposal**

Retrospective application for formation of hardsurface to front to facilitate vehicle parking, along with reinstating the demolished boundary wall and repairing the canopy to front within in an Article 4 area.

## **Representations**

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

**Five** letters of representation have been received outlining the following concerns:

- Change of use
- Removal of boundary wall
- Hardening of streetscene
- Out of keeping with area
- Accuracy of plans
- Parking

## **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*

79 Holmside is a two storey end of terrace dwelling located in a residential area of Gillingham Park Conservation Area and an area of Article 4 Direction. The frontage of the dwelling previously consisted of dense soft landscaping, a clay footpath and brick wall that defined the boundary of the dwelling. Prior to submitting a planning application the applicant made alterations to the frontage of 79 Holmside without the benefit of planning permission. Once a planning application was received by the Council the applicant was informed that the proposal in its current form was not considered to be acceptable and the applicant was advised to make alterations to the proposed development. The final amendments along with alterations to front canopy were received by the Council 19 March 2018 and the application was revalidated due to the proposed repairs to canopy.

## *Design*

This application seeks to construct a hardstanding to front to facilitate vehicle parking. The extent of hardstanding currently proposed is less than what is currently on site and if approved would replace the existing development that is not considered acceptable. The proposal also involved the reinstatement of the side boundary wall that has been demolished and the repair of the canopy to front.

The proposed hardstanding would be located behind a soft landscaped area that is proposed adjacent to the front boundary wall. The soft landscaped area would measure approx. 1.8m in depth back from the front boundary wall. The hardstanding area would be sited behind this landscaped area and would be constructed using block paving similar to the existing hardstanding area at No. 77 Holmside. The hardstanding area would measure approx. 3.5m in depth.

This area would accommodate one vehicle parking space with two raised concrete edges to be installed either side of the hardstanding space to limit additional unauthorised off-road parking. Immediately behind the hardstanding there would be another area of soft landscaping measuring approx. 2.1m in depth. The landscaped areas would consist of Pea gravel and hedges to retain a permanent element of soft landscaping to the frontage of the property, reflecting the existing streetscene.

The previously existing clay footpath would be reinstated using similar materials to match the existing footpath at No. 77 and other neighbouring properties. The boundary wall would also be reinstated to match the remaining wall to front along with paved edging along the access to the hardstanding to provide a more defined property curtilage between the residential dwelling a private access road. The repair work to the front canopy would also enhance the appearance of the existing dwelling.

To ensure these works are carried out a condition requesting submission of materials and giving time limits would be attached to any forthcoming planning permission.

The proposal is in accordance with paragraph 56 of the NPPF and Policies BNE1 and BNE14 of the Medway Local Plan 2003.

## *Amenity*

There would be no significant impact on residential amenities in terms of loss of outlook, sunlight, daylight or privacy. The proposal is in accordance with paragraph 27 of the NPPF and Policy BNE2 of the Local Plan.

## *Highways*

The proposed boundary treatment is to be a similar height as the existing brick wall. Visibility splay in both directions are considered acceptable. The proposal creates one additional off road parking space and would access the hardstanding area via an existing

crossover and therefore alleviates competition for on street parking. It is considered that the proposal is in accordance with Policies T1, T2 and T13 of the Medway Local Plan 2003.

#### *Local Finance Considerations*

No local finance considerations

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

It is considered that the proposal would respect the existing dwelling, conservation area and the streetscene and would not significantly impact neighbouring residential amenities or highways.

The application would normally be determined under delegated authority but is being referred to Members for decision due to the number of representation received expressing a view contrary to officers 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://publicaccess1.medway.gov.uk/online-applications/>