

MC/18/0051

Date Received: 5 January 2018

Location: 33 Nelson Road Gillingham ME7 4LR

Proposal: Construction of a single storey extension to side and rear; extension to existing driveway and vehicle crossover and installation of side access door

Applicant Mrs Olukemi Erifevieme

Ward: Gillingham South Ward

Case Officer: Carly Stoddart

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 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 LA/004 received on 5 January 2018; and LA/005 (x2) and LA/006 received on 10 April 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 roof of the single storey side and rear extension shall only be accessed for the purposes of maintenance and not for any other purpose.

Reason: To protect the amenity of surrounding residents 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 seeks full planning permission for the construction of a single storey extension to the side and rear; extension to existing driveway and vehicle crossover; and installation of side access door.

The single storey side and rear extension would measure approx. 3m in width where it adjoins the side of the existing rear projection; and approx. 5.9m wide along its rear elevation. It would measure approx. 3.9m in depth where it adjoins the existing the existing rear projection and approx. 9.9m where it adjoins the rear elevation of the main dwelling. The height would be approx. 3m to the top of the flat roof. Two roof lanterns would protrude from the flat roof by a further approx. 200mm.

## **Relevant Planning History**

NK3/71/287                      Construction of vehicular access on to classified road.  
Approved 16 December 1971

## **Representations**

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

**One** letter has been received stating no objection subject to suggested conditions preventing the use of the flat roof for recreation and materials.

Following changes to the proposal further consultation was carried out.

**One** letter has been received stating that as there is little change to the single storey side and rear extension, the comments previously made still remain.

## **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*

As originally submitted, the proposal included a dormer window to the rear roof slope. This element of the proposal has been removed and revised drawings submitted.

### *Design*

The single storey side and rear extension would wrap around the existing rear projection. The extension would be of flat roof design and a rear elevation consisting predominantly of glazed panels, giving a modern appearance when viewed from the rear garden. The design of the proposal is considered acceptable and in accordance with paragraph 56 of the NPPF and Policy BNE1 of the Local Plan.

In terms of the frontage and the extension to the vehicular crossover, there are many others in the street scene and therefore no objection is raised to this aspect of the proposal.

### *Amenity*

The proposed side and rear extension would be built up to the boundaries of both adjoining neighbours. Number 31 is to the northern side of the application site and there is brick wall along the boundary approx. 1.8m in height. There is a small window in the rear elevation of a rear projection from number 31 which appears to serve a utility room. Taking this into account and that the proposal is for single storey only, it is considered there would be no detrimental impact on the amenity of the occupier of this property with regard to any loss of daylight, outlook, privacy and overshadowing.

Number 35 is to the southern side. The proposed extension would be immediately adjacent to an existing single storey rear extension to number 35 but would project further to the rear. It is considered that the further projection of the proposal would not be harmful as there is already a single storey structure to the rear of the application site and therefore the situation would have a similar impact and not considered to result in any detrimental impact on the amenity of the occupier of this property with regard to any loss of daylight, outlook, privacy and overshadowing.

In terms of the extension to the vehicular crossover, there would be no detrimental harm caused to either neighbour.

The proposal is considered to be in accordance with point 4 of paragraph 17 of the NPPF and Policy BNE2 of the Local Plan.

### *Highways*

The single storey extension would not create any further bedrooms and therefore would not increase parking demand. The proposal for the crossover is for the extension of the existing crossover and is considered to comply with Policy T1 of the Local Plan.

### *Local Finance Considerations*

None relevant.

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

The proposal is considered acceptable in terms of the design and appearance, the impact on neighbours amenity and highways. The proposal would, therefore comply with paragraphs 17 and 56 of the NPPF and Policies BNE1, BNE2 and T1 the Medway Local Plan 2003 and is therefore recommended for approval.

This application would normally be determined under delegated powers but is being referred for determination by Planning Committee due to the applicant being an employee of the Planning Service.

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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/>