

MC/18/0579

Date Received: 21 February 2018

Location: 20 Albury Close Lordswood Chatham ME5 8UW

Proposal: Construction of a two storey extension and attached garage to side and hardstanding area to front (demolition of existing detached garage)

Applicant Mr & Mrs Selfe

Agent Mr J Tomlin 10-12HIGH Street
Snodland
ME6 5DF

Ward: Lordswood And Capstone Ward

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 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 6989-P-1 REV C and 6689-P-2 REV D received 18 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 proposed garage herein approved shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order) shall be carried out on the land so shown or in such a position as to preclude vehicular access to this private garage.

Reason: Development without provision of adequate accommodation for the parking or garaging of vehicles is likely to lead to hazardous on-street parking and in accordance with Policies T1 and T13 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 proposes the construction of a two storey side extension and attached garage to side and hardstanding area to front (demolition of existing detached garage).

The two storey extension would project approx. 3.5m from the existing side elevation of the property, it would be set back from the front elevation by approx. 0.5m and would approx. 6.9m in depth and would measure approx. 6.6m high to the ridge of the pitched roof and approx. 4.75m high to the eaves.

The single storey attached garage would project from the two storey extension by approx. 3.1m, it would be set back from the front elevation of the existing property by approx. 3.3m and would be approx. 5m in depth. It would measure approx. 3.6m in height to the ridge of the roof and approx. 2.5m high to the eaves.

Relevant Planning History

MC/17/2097	Construction of 2 bedroom dwelling to form end of terrace with associated parking (resubmission of MC/16/3304) Decision: Refusal Decision Date: 2 August 2017
MC/16/3304	Construction of 2 bedroom dwelling to form end of terrace with associated parking Decision: Refusal Decision Date: 3 October 2016

MC/02/1382

Replacement of fence with new close boarded fence,
increasing overall height to 1.8 metres
Decision: Approval with conditions
Decision Date: 9 August 2002

Representations

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

Initial Consultation Responses:

6 letters of objection have been received:

- Highways safety
- Increased parking problems- residential amenity

Second Consultation Responses following submission of amended plans:

3 letters of objection received:

- Highways safety
- Increased parking problems- residential amenity

No further letters were received as a result of the third consultation which was carried out following receipt of amended plans.

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

Planning permission was refused twice for the construction of a two storey, two bedroom dwelling to form an end of terrace property under reference MC/16/3304 in 2016 and MC/17/2097 in 2017. The Local Planning Authority refused the applications as the proposed developments failed to provide sufficient parking to serve both the existing and proposed dwellings contrary to Policies BNE2 and T13 of the Medway Local Plan 2003.

Initially the current proposal did not provide sufficient off road parking to serve the dwelling and objections were received by the Council with regard to parking and

highways safety. However, following receipt of the amended proposal and a third consultation it is considered that concerns regarding off road parking spaces and highways safety have been addressed.

Design

Good design is encouraged in Paragraph 56 of the NPPF requiring that development should respond well to local character. The application site is located within Lordswood, Chatham, which is predominantly a residential area. The streetscene comprises two storey, terraced dwellings with front porches and gable roofs with staggered set backs from the highway. Some dwellings have single storey side extensions or are served by allocated parking bays off of the highway or hardstanding areas within block paved front gardens.

The proposal shows gabled ends to both the two storey and single storey elements and pitches to the roofs that reflect the design of the existing property. Overall, it is considered that the proposal would respect the character and appearance of the existing dwelling and the streetscene and therefore is in accordance with the design objectives set out in paragraph 56 of the NPPF and Policy BNE1 of the Local Plan.

Residential Amenity

No objection is raised in terms of detrimental impact on existing neighbouring residential amenity in terms of loss of daylight, sunlight, outlook or privacy issues due to the siting and orientation of the proposed side extension and garage. The proposal is in accordance with paragraph 17 of the NPPF and Policy BNE2 of the Local Plan.

Highways

Medway Council's Interim Parking Standards requires a minimum of two vehicle parking spaces for a three bedroomed dwelling. The proposal is in accordance with the Council's Parking Standards and therefore there are no concerns regarding parking generation and competition for on street parking spaces. The proposal is in accordance with Policies BNE2 or T13 of the Medway Local Plan 2003.

Local Finance Considerations

No local finance considerations

Conclusions and Reasons for Approval

The proposal would respect the character and appearance of the existing dwelling and streetscene; it would not significantly impact neighbouring residential amenities and is in accordance with Medway Council Parking Standards. Therefore it is considered that the proposal is in accordance with the design objectives set out in paragraphs 17 and 56 of the NPPF and Policies BNE1, BNE2 and T13 of the Medway Local Plan 2003.

The application would normally be determined under delegated authority but is being referred to Members for decision due to the number of representations received expressing a view contrary to officers 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/>