

MC/18/0987

Date Received: 27 March 2018

Location: 2 Oakhurst Close Walderslade Chatham ME5 9AN

Proposal: Construction of a two storey side extension to form granny annexe and construction of dormer windows front, side and rear to provide additional living accommodation within roof space

Applicant Mr Mark Cheeseman

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Ward: Walderslade 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 4th July 2018.

Recommendation - Refusal

- 1 By virtue of its contrived design and scale, the proposal is considered to be out of character with the appearance with the existing dwelling and when viewed as one half of a pair of semi-detached given the resultant unbalanced, bulky design. The proposal, sited on a prominent corner plot, would also be a dominant and detrimental addition to the character and appearance of the street scene contrary to Policy BNE1 of the Local Plan.
- 2 Due to the close proximity and size of the protected tree, the development is likely to result in a poor level of amenity as a result of living with the apprehension of having an approx. 17m tall tree growing over the dwelling and unacceptable levels of nuisance caused by the movement of the tree and falling debris which in turn would lead to pressure for the tree to be removed. Its loss, or any substantial tree works carried out in terms of pruning is likely to result in harm to the visual amenity

of the area contrary to Policies BNE1 and BNE43 of the Local Plan and paragraph 118 of the NPPF.

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

Proposal

Construction of a two storey side extension to form granny annexe and construction of dormer windows front, side and rear to provide additional living accommodation within roof space.

Representations

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

Three letters have been received in support of the 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

The ground floor of the side extension would provide an annexe to the existing dwelling. It is stated that the annexe is needed for health related reasons. The need for an annexe on health grounds is acknowledged, however it is questionable whether or not this level of accommodation is required.

Design

The street scene is a residential cul-de-sac primarily consisting of two storey, semi-detached dwellings, several of which appear to have made external alterations. The layout of Oakhurst Close is such that there are visual gaps between the properties which gives the appearance of open space in the street scene. The host dwelling is a semi-detached bungalow sited on a prominent location in Oakhurst Close. Due to the orientation of the existing dwelling the proposed development would be clearly visible from the highway and neighbouring dwellings.

The proposal is considered to be out of character and appearance with the existing dwelling and is unbalanced when viewed as a pair of bungalows that are currently similar in appearance and scale. The proposal is a contrived design used to maximise space within the dwelling, increasing the internal floor space from approx. 70.5m² to approx. 146 m². Sited on a prominent corner plot, it is considered that the proposal would be a dominant and detrimental addition to the character and appearance of the existing dwelling and street scene. The proposal is not in accordance with Policy BNE1 of the Local Plan.

While the principle of an extension to the property is acceptable, it is considered that the proposal needs to be of a design that is coherent and proportionate to the existing dwelling.

Amenity

Due to the distance and orientation of the proposed development to neighbouring properties it is not considered that there would be any harmful impact on residential amenities with regard to loss of outlook, daylight, sunlight and privacy and therefore is in accordance with Policy BNE2 of the Local Plan.

Highways

The proposed development would reduce available off- street parking; however there is adequate space to front to accommodate two vehicles which would meet the Council's interim parking standards. A condition is suggested requiring details of the parking arrangements should planning permission be forthcoming. The proposal would comply with the objectives of Policy T13 of the Medway Local Plan 2003.

Trees

A tree survey and arboricultural report (dated 20 March 2018) from Lushland was submitted with this application. The report references the twin stemmed hornbeam tree growing north west of 2 Oakhurst Close that is protected by a tree preservation order. The tree report identifies this as a 'B' grade tree of moderate quality and with an estimated life expectancy of at least 20 years. However it is considered that this is an 'A' grade tree of high quality with an estimated life expectancy of at least 40 years that should be retained because it contributes significantly to the amenities of the area.

The full extent of the canopy of the tree just overlaps the existing bungalow. It is considered that the proposed pile and raft foundation would not have a detrimental impact on the existing protected tree.

This proposal for a two storey extension would be built under the tree canopy. Given the proximity and size of the tree, it is likely to result in a poor level of amenity as a result of living with the apprehension of having an approx. 17m tall tree growing over the dwelling and unacceptable levels of nuisance caused by the movement of the tree and falling

debris which in turn would lead to pressure for the tree to be removed. The tree provides amenity value to the street scene and its loss, or any substantial tree works carried out in terms of pruning is likely to result in harm to the visual amenity of the area contrary to Policies BNE1 and BNE43 of the Local Plan and paragraph 118 of the NPPF.

Conclusions and Reasons for Refusal

By virtue of its contrived design and scale, the proposal is considered to be out of character with the appearance with the existing dwelling and when viewed as one half of a pair of semi-detached given the resultant unbalanced, bulky design. The proposal, sited on a prominent corner plot, would also be a dominant and detrimental addition to the character and appearance of the street scene contrary to Policy BNE1 of the Local Plan.

Due to the close proximity and size of the protected tree, the development is likely to result in a poor level of amenity as a result of living with the apprehension of having an approx. 17m tall tree growing over the dwelling and unacceptable levels of nuisance caused by the movement of the tree and falling debris which in turn would lead to pressure for the tree to be removed. Its loss, or any substantial tree works carried out in terms of pruning is likely to result in harm to the visual amenity of the area contrary to Policies BNE1 and BNE43 of the Local Plan and paragraph 118 of the NPPF.

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.

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/>