

MC/18/1384

Date Received: 6 May 2018

Location: 26 Woodhurst Close Cuxton Rochester Medway

Proposal: Construction of single storey extension to side and rear with formation of hardstanding to front and vehicular crossover with associated engineering operations

Applicant Miss Lisa Tasker

Agent Mr David Sellwood
135 Columbine Close
Strood
Rochester
ME2 2YD

Ward: Cuxton And Halling Ward

Case Officer: Amanda Grout

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 1st August 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 18/1010/1, 18/1010/02 and 18-1010-03A received 8 May 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.

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

Proposal

This application is for the construction of a single storey extension to side and rear with formation of hardstanding to front and vehicular crossover with associated engineering operations.

The existing detached garage to the rear would be demolished and the parking provided to the front for two cars.

Relevant Planning History

65/121/65 Erection of a private motor garage
4 June 1965
Approval with Conditions

Representations

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

Five letters of representation have been received, objecting to the proposed development on the following grounds:

- Hardstanding out of character with the street
- Noise, dirt and disturbance
- Reduction in street parking resulting in highway safety issue
- Loss of light and damp from extension
- Loss of soft landscaping
- Extension out of character with the area
- Potential flooding

One letter of support has also been submitted stating that the proposal is of a good design and good use of space that would modernise the property and not cause a disruption to the community.

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

Design and Impact on Streetscene

Policy BNE1 of the Medway Local Plan 2003 (Local Plan) requires extensions to respect the scale and appearance of buildings and to be satisfactory in relation to scale, mass and proportions. This is consistent with the National Planning Policy Framework (NPPF) which states that new development should respond to the local character, reflect the identity of local surroundings, be visually attractive as a result of good architecture and add to the overall quality of the area.

The site comprises of a modest semi detached bungalow with a detached garage to the rear and driveway to the side. The property benefits from a large terraced rear garden which slopes steeply upwards from the back of the house to the top/rear end of the garden.

Woodhurst Close is characterised by mainly single storey semi detached dwellings with detached garages and driveways, similar to that of the application property. On-street parking is also available.

A number of properties within the road have either had alterations to the parking or extensions or both. Opposite the application property, No. 21 has a flat roof rear extension, No. 23 has extended their parking area to the front and No. 25 has also extended the parking area to the front together with a flat roof side extension. Both adjacent properties (Nos. 24 and 28) have flat roof rear extensions and Nos. 11 and 16 have carried out roof alterations to create additional living spaces within the roofspace.

The proposed side and rear extension would be a modest addition to this property and would have a slight offset from the boundary with No. 28. The proposed extension, by reason of its design and scale, would not result in a harmful form of development on the street scene.

The hardstanding to the front would retain an area of soft landscaping and drainage and soakaway is proposed to provide adequate drainage.

Overall, it is considered that the development would not be out of character with the area or the host dwelling and is considered acceptable when viewed against Policy BNE1 of the Medway Local Plan 2003.

Amenity

The proposed extension would be set away from the boundary by approx. 700mm and at a height of approx. 2.6m and although it would be visible over existing fencing along the boundary, it would not have a detrimental impact on the amenity of the occupiers of the neighbouring properties in terms of overshadowing, loss of outlook or privacy.

The provision of the hardstanding to the front raises no amenity issues.

In light of the above, the proposal is considered to accord with Policy BNE2 of the Medway Local Plan 2003.

Highways

The proposed extension would result in the loss of the garage, however the proposed hardstanding would create two parking spaces which would accord with the Council's parking standard. Majority of the properties on Woodhurst Close have provision for off-street parking on the front or to the side of the properties and on-street parking is also available. As such, it is considered that the proposed development would not result in a detrimental impact in terms of parking to warrant a refusal and would accord with Policies T1 and T13 of the Medway Local Plan 2003.

Local Finance Considerations

There are no local finance considerations.

Conclusions and Reasons for Approval

The proposed development is considered to be acceptable in design and would not cause harm to the character of the area and streetscene. The proposal would not result in detrimental harm to neighbouring amenity or highways. Subject to recommended conditions, the proposal would comply with the objectives of Policy BNE1, BNE2, T1 and T13 of the Medway Local Plan 2003 and Paragraphs 17 and 56 of the NPPF 2012.

The application would normally be determined under delegated powers but is being referred to Committee for determination due to the number of representations received expressing views contrary to the officer's 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/>