

MC/18/1793

Date Received: 13 June 2018

Location: 123 Wilson Avenue Rochester ME1 2SL

Proposal: Construction of a single storey rear extension

Applicant Mr Harvey Dhillon

Agent Mr David Meaney
82 Longfellow Road
Gillingham
Kent
ME7 5QA

Ward: Rochester South & Horsted 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 29th 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 DKM/7552/03 Rev 0 and DKM/7719/02 Rev 01 received 13 June 18.

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 rear extension, measuring approx. 4.9m wide, approx. 8.1m deep, approx. 2.5m to the eaves and approx. 4m high to the ridge with a gable end roof design. The extension would extend the existing kitchen area and create a dining and seating area.

Relevant Planning History

MC/18/1471	Neighbourhood consultation application for the construction of a single storey rear extension. 22 June 2018 Refusal
MC/17/4145	Construction of a single storey rear extension 25 January 2018 Approval with Conditions
MC/14/0479	Application for non-material amendment to planning permission MC/13/1896 to add new roof lights, one to side and one to rear 2 May 2014 Approval with Conditions
MC/13/1896	Part retrospective part proposed application for the construction of single storey front and rear extensions; raising of roof height together with dormers to front and rear, Juliette balcony to rear; roof light to front and windows within roof level to side to facilitate additional living accommodation in the roof space 25 October 2013 Approval with Conditions
MC/12/0658	Extension of the property to provide two storey accommodation including the extension to roof, with the construction of dormers to front and rear; two storey rear extension incorporating Juliet balcony at first floor level and single storey front extension 31 May 2012

	Refused
MC/10/4534	Application for Lawful Development Certificate (proposed) for formation of a barn hip both sides; gable to rear and construction of a pitched roof dormer window to rear to facilitate loft conversion 16 December 2010 Approval
MC/10/3522	Increase in roof height and formation of first floor level incorporating dormers to front and rear; two storey rear extension and single storey front extension 12 November 2010 Refused
5/50/197	Garage Refused
5/50/39/A	Extension to rear Approval with Conditions
5/50/39	Bungalow Approval with Conditions

Representations

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

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

- Out of proportion/character with the area
- Creating a property that is too large for a family home
- Extension too big
- Loss of garden space
- Design out of keeping with the rest of the property
- Potentially made into a guest house
- Noise
- 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 (2018) and are considered to conform.

Planning Appraisal

Design and Impact on Streetscene

Policy BNE1 of the Local Plan and paragraphs 124 and 127 of the NPPF requires new development to 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 large two storey detached dwelling which has been extended over the past eight years from a modest detached bungalow. The property benefits from a large plot with parking to the front that exceeds the Medway Interim Parking Standards and large level rear garden.

Wilson Avenue is characterised by extended detached dwellings that sit within large plots with garages and driveways. On-street parking is also available.

The proposed rear extension would not be highly visible from the front of the streetscene and within its setting is considered to be an appropriate extension to the property both in terms of size and design and would be set approx. 3m away from No. 121 at its narrowest. The proposed extension, by reason of its design and scale, would not result in a harmful form of development on the street scene and is considered acceptable and in accordance with paragraphs 124 and 127 of the NPPF and Policy BNE1 of the Local Plan.

Amenity

The proposed extension would be set away from the boundary by approx. 3m east and 8.4m from the west and at a height to the ridge of approx. 4m. Although it would be visible over existing fencing along the boundary, given that it is set off significantly from the boundaries it would not have a detrimental impact on the amenity of the occupiers of the neighbouring properties in terms of overshadowing, loss of daylight, outlook or privacy.

In light of the above, the proposal is considered to accord with paragraphs 127f and Policy BNE2 of the Local Plan.

Highways

The proposed extension would not create any further bedrooms or result in any impact in the existing parking provision. 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 paragraph 105 of the NPPF and Policy 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 and T13 of the Medway Local Plan 2003 and Paragraphs 105, 124 and 127 of the NPPF 2018.

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/>