

MC/18/2593

Date Received: 4 September 2018

Location: 9 Osprey Avenue Darland Gillingham

Proposal: Construction of a detached outbuilding for use as a gym/playroom to rear

Applicant Mr Indorjit Singh

Agent Mr David Meaney
82 Longfellow Road
Wigmore
Gillingham
Kent
ME7 5QQ

Ward: Watling Ward

Case Officer: Robert Neave

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 24th October 2018.

Recommendation - Approval with Conditions

- 1 The development hereby permitted shall be completed in accordance with the following approved plans:

Drawing numbers DKM/7820/03 Rev 01 and DKM/7820/04 Rev 01 received on 4 September 2018.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 All materials used externally shall match those of the existing dwelling/building as stated in the application form received 4 September 2018.

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.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order) and/or Town and Country Planning (Use Classes) Order 1987 (as amended) (or any order amending, revoking and re-enacting that Order with or without modification) the outbuilding shall not be used for the purposes of habitable

accommodation unless planning permission has been granted on an application relating thereto.

Reason: To enable the Local Planning Authority to control such development in the interests of amenity, in accordance with Policy BNE2 of the Medway Local Plan 2003.

Recommendation

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 retrospective planning permission for the construction of a detached outbuilding to the rear. The outbuilding is located along the southern boundary with the following dimensions; approx. 9.6m in width, approx. 3.3m in depth, and approx. 3.7m in height to the ridge of the pitched roof (2.3m height to eaves).

Relevant Planning History

MC/18/2732	Application for a non-material amendment to planning permission MC/17/0133 - To add a skylight/atrium to single storey side extension Decision: Date:
MC/17/0133	Construction of a two storey rear extension with part two/part single storey to side - demolition of existing garage Decision: Approved with conditions Date: 16 March 2017

Representations

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

Three letters of representation has been received objecting to the development on the following grounds:

- No other outbuildings in the area
- Overbearing and too large for the site
- Trees removed before construction started
- Loss of outlook

Development Plan

The Development Plan for the area comprises the Medway Local Plan 2003. 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

The outbuilding is situated to the southern boundary within the rear garden. The height of the building due to the difference in land levels means it is quite visible from neighbouring gardens. However, the design is not uncommon for a structure of this nature and would be finished in materials to match that on the existing dwelling house. As such, the outbuilding is acceptable given its domestic nature and scale.

The outbuilding is not fully completed and the plan submitted indicate a layout showing an open arrangement with a shower room. While the applicant has stated that this would be a gym and recreational space, it is necessary to restrict the use to be ancillary to the main dwelling.

Consequently, subject to condition, the outbuilding would comply with Policy BNE1 of the Medway Local Plan 2003 and paragraph 127 of National Planning Policy Framework 2018.

Amenity

Due to the position of the outbuilding and distances to neighbouring properties, there is no adverse impact in terms of loss of outlook, privacy, sunlight or daylight. Due to existing structures on adjacent land to the east, the outbuilding is not overbearing when viewed from the rear gardens of the properties to the east. Therefore the development is in compliance with Policy BNE2 and paragraph 127(f) of the Medway Local Plan 2003.

Highways

The development raises no additional parking or highway concerns. The development is considered in accordance with Policies T1 and T13 of the Medway Local Plan 2003 and paragraphs 105 and 108 of the NPPF.

Conclusions and Reasons for Approval

The development is acceptable in design and is appropriate in scale to the host site and the area, as a whole. The development, subject to conditions, would not have an adverse impact on the residential amenity of neighbouring occupiers. The development does not conflict with Policies BNE1 and BNE2 of the Medway Local Plan 2003 and Paragraphs 105, 108 and 127 of the NPPF.

The application would normally be determined under delegated officers power however is being referred to the Planning Committee due to the number of representations received expressing views contrary to 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/>