

MC/18/2432

Date Received: 15 August 2018

Location: 4A Cozenton Close Rainham Gillingham Medway

Proposal: Construction of single storey front and rear extensions, first floor extension with glass and stainless steel bridge staircase over existing north west wing to facilitate an annex ancillary to the enjoyment of the dwelling house together with the creation of a master bedroom and mezzanine.

Applicant Mr Andy Goble

Agent Mr Patrick Jordan
Heron House
8 Faversham Reach
Upper Brents
Faversham
ME13 7LA

Ward: Rainham North 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 21st November 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 CC1840.01A, CC1840.03A and CC1840.04A received 27 September 2018.

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

- 3 All materials used externally shall match those set out in the the planning application form received 15 August 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.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and re-enacting that Order with or without modification) the dwellinghouse as extended shall remain in use as a dwellinghouse falling within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any order amending, revoking and re-enacting that Order with or without modification) and no change of use shall be carried out 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.

- 5 The annexe hereby permitted shall only be occupied ancillary to the main dwelling and shall not be occupied as a separate dwelling.

Reason: To regulate and control the permitted development in the interests of amenity in accordance with Policy BNE2 of the Medway Local Plan 2003.

- 6 The window serving the annexe on the first floor, front (north facing) elevation shall be fitted with obscure glass and apart from any top-hung light, that has a cill height of not less than 1.7 metres above the internal finished floor level of the room it serves, shall be non-opening. This work shall be completed before the room it serves is occupied and shall be retained thereafter.

Reason: To ensure the development does not prejudice conditions of amenity by reason of unneighbourly overlooking of adjoining property, in accordance with Policy BNE2 of the Medway Local Plan 2003.

- 7 The garage 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 reserved parking space and garaging.

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 is for the construction of single storey front and rear extensions, first floor extension with glass and stainless steel bridge staircase over existing North West wing to facilitate an annex ancillary to the enjoyment of the dwelling house together with the creation of a master bedroom and mezzanine.

Relevant Planning History

GL/80/268A	Detached bungalow, treble garage and covered swimming pool. Decision: Approval with Condition Decided: 26 February 1981
GL/80/268	Outline application. Detached bungalow and garage with access through existing drive into Conzenton Close Decision: Approval with Condition Decided: 16 October 1980

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 outlining the following concerns:

- Loss of privacy by way of overlooking
- Out of character within street scene

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 has been assessed against the National Planning Policy Framework 2018 and are considered to conform.

Planning Appraisal

Design

Cozenton Close is a cul-de-sac that consists of detached bungalows of a similar design sited within modest plots, several of which have undertaken various external developments. 4A Cozenton Close is a large detached bungalow on a generous plot sited to the rear of Cozenton Close, accessed via a road between 4 and 5 Cozenton Close. This planning application seeks to construct single storey front and rear extensions to better connect the two ground floor wings of the dwelling, a first floor extension over existing North West wing to facilitate an annexe, bedroom and mezzanine with an external glass and stainless steel bridge staircase. The annexe would be accessed via the main dwelling and would be conditioned to remain ancillary to the dwelling to protect neighbouring residential amenities in accordance with Policy BNE2 of the Local Plan and Paragraph 127f of the NPPF.

The proposal it would be visible from the rear garden areas of No. 4, 5 and 6 Cozenton Close. An objection has been raised outlining concerns that the proposal would not be in keeping with the existing streetscene, however the application site is located to the rear of 5 Cozenton Close and is obscured from the streetscene, therefore no objections are raised regarding the design of the proposal impacting the character and appearance of the existing streetscene. The proposal would be similar in design to the existing dwelling; the first floor aspect of the proposal would have a roof pitched to match the ground floor roof and all windows and doors would be replaced with white uPVC units along with additional windows at first floor level.

It is considered the proposal would respect the character and appearance of the existing dwelling, in accordance with Policy BNE1 of the Local Plan and Paragraph 127 of the NPPF.

Amenity

The proposal would not detrimentally impact neighbouring residential amenities in terms of loss of daylight, sunlight, outlook or privacy. Concerns were raised regarding loss of privacy to the rear amenity areas of No. 4, 5 and 6 Cozenton Close by way of overlooking from the large first floor window to the front of the proposal serving the annexe. These concerns were addressed by the agent, who submitted amended plans to obscure glaze the front (north) elevation first floor window, and install additional windows to the first floor side elevations to serve the kitchen/ living room of the annexe. The obscure glazed window would be secured by a condition attached to any forthcoming planning permission to protect neighbouring residential amenities in accordance with Policy BNE2 of the Local Plan and Paragraph 127f of the NPPF.

The proposal would create a sizable property and therefore the potential for a change of use from a C3 to C4 dwelling. This could potentially lead to a detrimental impact on neighbouring residential amenities and therefore a condition would be attached to any planning permission granted removing permitted development rights within Class L of

Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order amending, revoking and re-enacting that Order with or without modification).

With the inclusion of the suggested conditions, it is considered that the proposal would not detrimentally impact neighbouring residential amenities in accordance with Policy BNE2 of the Local Plan and Paragraph 127f of the NPPF.

Highways

The proposal includes adequate off-road and garage parking to serve the dwelling in accordance with Policy T13 of the Local Plan and Paragraph 105 of the NPPF. A condition securing the garage to be used as parking would be attached to any forthcoming planning permission.

Conclusions and Reasons for Approval

It is considered that the proposal would respect the character and appearance of the existing dwelling would not significantly impact the existing streetscene, residential amenities or highways. The proposal is in accordance with Policy BNE1, BNE2 and T13 of the Local Plan and Paragraphs 105, 127 and 127f of the NPPF.

The application would normally be determined under delegated powers but is being referred for Committee determination due to the number of representations received expressing a view 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/>