

MC/18/2819

Date Received: 26 September 2018

Location: 37 Thornham Road Twydall Gillingham Medway

Proposal: Construction of a single storey side extension (fronting Thornham Road)

Applicant Mr & Mrs Martin & Chapple

Agent Mr Robert A Clayton
32 Watling Street
Gillingham
Kent
ME7 2YH

Ward: Twydall 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 19th December 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 number 18.05.04/2 received 26 September 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 side extension (fronting Thornham Road). The extension would project from the existing side elevation by approx. 2.465m, it would be approx. 5.4m in width, approx. 2.5m to the eaves and have a maximum height of approx. 3.2m.

Relevant Planning History

MC/18/1930	Application for a Lawful Development Certificate (Proposed) for the construction of a single storey extension to side and porch to front Decision: Approval Decided: 13 August 2018
GL/97/0697	Proposed erection of a two storey front extension Decision: Refusal Decided: 30 January 1998

Representations

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

No letters have been received.

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

Thornham Road is a residential area of Twydall, predominantly comprised of two-storey, terraced and semi-detached dwellings.

The application site is a semi-detached dwelling orientated differently to the adjoining property No. 35 Thornham Road, so that the side elevation is fronting the highway, which is a common characteristic of the streetscene.

There are similar existing developments throughout the streetscene, visible from the application site such as the extensions at Nos. 19 and 40 Thornham Road. It is considered that the proposal would respect the character and appearance of the existing dwelling and the streetscene and therefore is in accordance with Policy BNE1 of the Local Plan and Paragraph 127 of the NPPF.

Amenity

Given the height, projection and siting in relation to surrounding properties, the proposal would not detrimentally impact neighbouring residential amenities in terms of loss of daylight, sunlight, outlook or privacy. The proposal is considered to be in accordance with Policy BNE2 of the Local Plan and Paragraph 127f of the NPPF.

Highways

The proposal does not include an increase in the number of bedrooms within the dwelling, a reduction in available off-road parking or a new access onto the highway. The proposal is therefore in accordance with Policy T13 of the Local Plan and Paragraph 109 of the NPPF.

Conclusions and Reasons for Approval

It is considered that the proposal would respect the character and appearance of the existing dwelling and streetscene and it would not detrimentally impact neighbouring residential amenities or highways. The proposal is in accordance with Policies BNE1, BNE2 and T13 of the Local Plan and Paragraph 109, 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 applicant being a member of staff in the Planning Department.

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/>