

MC/18/2871

Date Received: 2 October 2018

Location: 73 Holcombe Road, Rochester, Kent, ME1 2HX

Proposal: Construction of a single storey front/side/rear extension - partial demolition of existing workshop/former garage to side

Applicant Mr Mark Faduola

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Rochester  
Kent  
ME2 3PN

Ward: Rochester East Ward

Case Officer: Amanda Grout

Contact Number: 01634 331700

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**Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 16th January 2019.**

**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:  
  
Proposed Block Plan and Proposed Layout received 8 October 2018 and Drawing number PE 1285 received 20 December 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.

- 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 extension herein approved shall remain in use with the rest of the house as a single family 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 to C4 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 If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted a method statement, and obtained written approval from the Local Planning Authority. The Method Statement must detail how this unsuspected contamination shall be dealt with.

Reason: To appropriately deal with any contamination issues pursuant to Policy BNE23

**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 front/side/rear extension - partial demolition of existing workshop/former garage to side. The extension would create an additional room to the side with en-suite.

## **Relevant Planning History**

None.

## **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, making the following summarised comments:

- Rooms already rented out to 3 or 4 people and proposal would increase amount of people living there
- Impact on parking
- Property does not have a dropped kerb
- Cars park in the middle of the road
- Health & Safety with access for emergency vehicles
- Insufficient parking for residents
- Proposal would allow more tenants

## **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 modest two storey end terrace dwelling with an attached garage to the side.

Holcombe Road is characterised by modest terraced properties, some of which benefit from off road parking but the majority of the parking is on-street. St Peter's Infant School is located on Holcombe Road to the north of the property.

The proposed front/side/rear extension would be visible from the front of the streetscene, however the pitch roof design would respect the host property in terms of scale and design and would not substantially differ to the existing garage and is considered to be an appropriate extension to the property. 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 any neighbouring habitable room windows and would therefore 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 submitted plans does not denote what room would be provided by the proposed extension other than it being served by an en-suite. However, due to the presence of an en-suite, it could be assumed that it could be an additional bedroom, increasing the property from 3 bedrooms to 4. The existing garage is not in use due to the raised hardstanding to the front which makes it inaccessible and therefore the loss of the garage is not considered to be detrimental in parking terms. The existing hardstanding provides one off road parking space. On street parking, although at a premium, is also available. Whilst the proposal would not meet the minimum parking for potentially a 4 bedroom dwelling, however this is not sufficient reason alone to warrant a refusal of planning permission. As such, it is considered that the proposed development would not result in a detrimental impact in terms of parking and would generally be in compliance with paragraph 105 of the NPPF and Policy T13 of the Medway Local Plan 2003.

### *Other matters*

Some of the concerns raised by neighbouring residents is to the use of the property being tenanted and concern that the proposed extension would result in increased occupancy. It is recommended that a condition removing permitted development right for C3 to C4 be appended if planning permission is granted to restrict the occupancy within the property.

### *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 Policies 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.

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## **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/>