

MC/18/3025

Date Received: 17 October 2018

Location: 80 Cuxton Road, Strood, Rochester, Kent

Proposal: Construction of a detached single storey annexe to rear of garden

Applicant Mr D Noyes

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Ward: Strood South 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 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:

Drawing numbers PA/18/043/001 Rev A and PA/18/043/002 Rev A.

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

- 3 All materials used externally shall match those of the host dwelling.

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 The development 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.

- 5 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) all dwellinghouses herein approved 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.

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 detached annexe building. The proposed annexe would be located at the far end of the rear garden and would measure approx. 3.6m wide, a depth of approx. 10m and 2.4m in height to the eaves and 3.15m in height to the main ridge. The annexe would provide a lounge, bathroom and bedroom.

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, objecting to the proposed development on the following grounds:-

- Increase of Parking and blocking of garages to rear
- Impact on visual amenity

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

Principle, 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 two storey mid terrace property with a long narrow garden with access to the rear. A garage parking area is located to the rear with access from Darnley Road. Several of the properties in the row of terraces have detached garages located to the far rear of the gardens which are accessed from the garage area. Both adjoining properties have detached garages and therefore the principle of a detached building would be considered acceptable.

Due to the location of the property and surrounding dwellings and shops, the proposed outbuilding would only be visible from the rear garage area and neighbouring property's windows and gardens.

The proposed building would be constructed with a gable end roof at a height of approx. 2.4m to the eaves and 3.6m in height to the main ridge. The proposed annexe would be located further to the southwest of the site, in-between two detached garages within the neighbouring plots. The external materials would be of tile and render which would match the host dwelling and would have the access door, living area and bedroom window located on the south facing side elevation and additional living room window on the east elevation.

The design of the outbuilding together with the scale and height is considered to be acceptable and would not result in overdevelopment of the land. Whilst the building would be visible from the rear of the immediate surrounding properties, it is not considered that it would be visually intrusive and as such would not harm the character or appearance of the area.

It should be noted that it is possible to build an outbuilding that occupies up to 50% of the curtilage of the dwelling house under permitted development by Class E of the Town and Country Planning (General Permitted Development) Order 2015, and as such the footprint of the proposed outbuilding is considered to be acceptable.

In light of the above and subject to condition, the development is considered acceptable when viewed against Policy BNE1 of the Medway Local Plan 2003.

Amenity

The proposed annexe building would be located to the far northwest end of the garden and would be approx. 10m from the rear of Nos. 78 and 82 Cuxton Road. The majority of the windows would face onto the boundary fence and the detached garage of No. 82, with only one window facing the application property. Overall, it is considered that the proposal would not have a harmful impact on the amenity of the neighbouring occupiers.

The proposed annexe is not expected to generate significant noise and disturbance from its use to be harmful to the neighbouring occupiers over and beyond what is currently experienced from the use of the site as a single family residence.

In light of the above, the proposal is considered to accord with Policy BNE2 of the Medway Local Plan 2003.

Highways

The property currently does not benefit from off road parking, other than to the rear which is not allocated. The site is located near to local shops and there is access to local public transport, therefore it would not be necessary to rely on a car. Overall, it is not considered that the proposed annexe would generate enough additional parking to warrant a refusal and as such, it is considered that the proposed development would not result in a detrimental impact in terms of parking and would accord with Policy T1 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 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 T1 of the Medway Local Plan 2003 and Paragraphs 124 & 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 a view 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/>