

MC/18/3165

Date Received: 31 October 2018

Location: 61 Lingley Drive, Wainscott , Rochester, Kent

Proposal: Formation of a hip to gable with dormer to rear and construction of a single storey extension to rear.

Applicant Mr Mathew Sadd

Agent Mr Michael Tamsett
76 Ufton Lane
Sittingbourne
Kent
ME10 1EX

Ward: Strood Rural 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 18/0804 and 18/0805 received 1 November 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 The single storey kitchen window on the west facing side 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.

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

PRE/18/2198	Construction of a single storey extension to rear and loft conversion Complete 23 August 2018
MC/18/2177	Single storey rear extension and loft conversion 24 July 2018 Withdrawn
94/0081	Proposed porch & velux window to front, elevation and two storey rear extension 31 March 1994 Approval with Conditions
6/73/245	New garage to replace existing one 24 May 1973 Approval with Conditions
65/251/64	Erection of private garage 16 November 1964 Approval with Conditions

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 including objections from Frindsbury Extra Parish Council and Dickens Country Protection Society, making the following summarised comments:

- Loss of light
- Window in side elevation would prevent similar development to No. 59
- Ill-proportioned building to the detriment of the streetscene
- Property already been extended
- Would create a precedent
- Detrimental impact on neighbouring conservatory
- Loss of light
- Over development
- Two windows in side elevation facing neighbour should be obscure glazed if approved.

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 two storey semi-detached dwelling with parking to the front for more than two cars. The property already benefits from a two storey rear extension which projects approximately 3m from the rear.

Lingley Drive is a residential area characterised by similar two storey semi-detached properties, the majority of which benefit from off road parking with on-street parking also being available.

Similar development in terms of the hip to gable and dormer extension have been constructed at Nos. 54 and 56 opposite and both have single storey rear extensions also.

The proposed hip to gable roof alteration would be visible from the front of the streetscene, with the dormer and rear extension only being visible from surrounding gardens and rear facing windows. The roof of the existing two storey extension would be altered to a table top design to allow for the proposed dormer and the single storey rear extension would result in an overall projection of 6m at single storey height from the rear elevation of the original dwelling.

Without the presence of the existing two storey rear extension, the proposed hip to gable roof alteration and rear dormer could be constructed under permitted development, as could a 6m deep single storey rear extension. Although the development would result in varying roof designs, minimal views would be afforded

from public vantage points and overall it is not considered to result in a detrimental impact in design terms.

The proposed development, 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 development would not result in any further impact on the neighbouring properties in terms of overshadowing or loss of light above what is not already resulting from the two storey rear extension.

The proposed dormer would afford additional views over the neighbouring rear gardens, however views over the rear gardens is already afforded from the rear facing windows and some mutual overlooking between neighbours is expected in a residential area. In terms of overshadowing, due to the orientation of the property and height of the proposed single storey extension and existing boundary fence, the proposal is not considered to result in a level of overshadowing that is detrimental to the neighbours above what is already had from the two storey rear extension.

As such, it is considered that the proposal would not result in a detrimental impact on the amenity of the occupiers of the neighbouring properties in terms of overshadowing, loss of daylight, outlook or privacy to warrant a refusal.

The proposed window in the side elevation of the single storey element is high level, however to avoid any possible overlooking, a condition of obscure glaze will be imposed.

In light of the above, the proposal is considered to accord with paragraphs 127f and Policy BNE2 of the Local Plan.

Highways

The property benefits from off road parking for 2-3 cars which would accord with the Medway Interim Parking Standards for a 3+ bedroom property. As such, it is considered that the proposed development would not result in a detrimental impact in terms of parking and would accord with paragraph 105 of the NPPF and Policies T1 and T13 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 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.

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/>