

MC/18/3666

Date Received: 24 December 2018

Location: 257 City Way Rochester ME1 2TL

Proposal: Construction of a part two storey/part single storey rear extension

Applicant Mrs M Harcourt

Agent Mr Jack Barber
The Studio
Kent Enterprise House
The Links
Herne Bay
CT6 7GQ

Ward: Rochester South & Horsted 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 24th April 2019.

Recommendation - Refusal

- 1 The proposed two-storey rear extension, due to the size and scale, would be out of character with the property and would not respect the scale, appearance and location of the host property or the surrounding properties. The development would be contrary to Policy BNE1 of the Medway Local Plan 2003.
- 2 The proposed two-storey element of the rear extension, due to its excessive depth, height and siting near to the common boundary to the north, would result in an obtrusive and dominant form of development that would have a harmful impact on the occupiers of No. 255 City Way, in terms of loss of outlook, reduction in daylight, overshadowing and overbearingness to habitable rooms and rear amenity area. The proposal would therefore be contrary to Policy BNE2 of the Medway Local Plan (2003) and paragraph 127f of the National Planning Policy Framework 2019.

For the reasons for this recommendation for refusal please see Planning Appraisal Section and Conclusions at the end of this report.

Proposal

This application is for the construction of a part single/part two storey rear extension. The proposed extension would project approx. 7.8m from the rear of the original property, with an eaves height of approx. 4.9m and ridge height of approx. 8.6m. The development would provide an extension to the existing lounge/garden room on the found floor with disability access lift leading to the first floor where an extension to the existing bedroom would be provided. Based on the information provided by the applicant, the extension and modification to the property is required for their disabled son.

Relevant Planning History

MC/07/1601	Construction of a 3-bedroomed detached dwelling (demolition of existing dwelling) (amendment to MC2007/1068) 17 October 2007 Refused
MC/07/1068	Construction of a 3-bedroomed detached dwelling (demolition of existing dwelling) 16 August 2007 Approval with Conditions
88/1485	Proposed new vehicular crossover 18 May 1989 Approval with Conditions

Representations

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

No letters of representation 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 2019 and are considered to conform.

Planning Appraisal

Background

As the history shows, the existing property was built as approved by planning permission MC/07/1068 dated 16 August 2007. The development was for a two storey detached

property with single storey rear projection. A further application was received for a revised scheme (MC/07/1601) which included a larger two storey element to the rear that was the full width of the property. This proposal was refused on 17 October 2007 for the following reason;

As a result of the height and close proximity to the front elevation of 257a, the proposal would result in a dominant form of development when viewed from 257a that would have a detrimental impact on the amenities of the occupiers in terms of loss of outlook and create a feeling of enclosure. The proposal would be contrary to Policy QL1 of the Kent and Medway Structure Plan 2006 and Policy BNE2 of the Medway Local Plan 2003.

In terms of policy, Policy BNE2 of the Medway Local Plan 2003 is still relevant.

Design

The proposed barn hip roof design and matching materials would reflect and respect the host dwelling and therefore there is no objection in this regard. However, whilst respecting the host property in terms of design and proposed materials, it would be of a size and scale that is out of character with the property and would not respect the scale, appearance and location of the host property or the surrounding properties. As a result, the development would be contrary to Policy BNE1 of the Medway Local Plan 2003.

Amenity

The proposed two-storey element of the rear extension, due to its excessive depth, height and siting near to the common boundary to the north, would result in an obtrusive and dominant form of development that would have a harmful impact on the occupiers of No. 255 City Way, in terms of loss of outlook, reduction in daylight, overshadowing and overbearingness to habitable rooms and rear amenity area. The proposal would therefore be contrary to Policy BNE2 of the Medway Local Plan (2003) and paragraph 127f of the National Planning Policy Framework 2019.

Highways

The application property benefits from a large driveway to the front that provides ample off road parking. The proposal would also not result in any additional bedrooms. Therefore there is no objection to the proposal on highways grounds and would accord with Policies T1 and T13 of the Medway Local Plan 2003.

Local Finance Considerations

None.

Conclusions and Reasons for Refusal

The proposed two-storey rear extension, due to the size and scale, would be out of character with the property and would not respect the scale, appearance and location of the host property or the surrounding properties. The development would be contrary to Policy BNE1 of the Medway Local Plan 2003.

The proposed two-storey element of the rear extension, due to its excessive depth, height and siting near to the common boundary to the north, would result in an obtrusive and dominant form of development that would have a harmful impact on the occupiers of No. 255 City Way, in terms of loss of outlook, reduction in daylight, overshadowing and overbearingness to habitable rooms and rear amenity area. The proposal would therefore be contrary to Policy BNE2 of the Medway Local Plan (2003) and paragraph 127f of the National Planning Policy Framework 2019.

The application would normally be determined under delegated powers but is being referred to the Planning Committee determination at the request of the Committee Spokesperson.

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/>