

MC/19/0996

Date Received: 15 April 2019

Location: 314 City Way Rochester ME1 2BL

Proposal: Construction of a hip to gable end loft conversion with dormer to rear and three roof lights to front and a two storey extension to rear - demolition of detached outbuilding to rear

Applicant Mrs Balwinder Kaur

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Rochester
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Ward: Rochester East 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 26th June 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:

Existing and Proposed Block Plans received on 3 June 2019 and Drawing Number 314D/P received on 17 April 2019.

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.

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

Proposal

This application seeks planning permission for the construction of a hip to gable end roof extension with dormer to rear and three roof lights to front and a two storey extension to rear (demolition of detached outbuilding to rear).

The proposed rear dormer would measure approx. 8.25m wide, 2.2m high and 2.85m deep. The two storey rear extension would be approx. 6m wide, 3m deep, with an eaves height of approx. 5.6m and ridge height of 6.8m. Three rooflights would be inserted within the front roof slope.

The two storey rear extension would create additional living floorspace providing an enlarged kitchen on the ground floor and a new bedroom with en suite bathroom on the first floor. The loft conversion would create 2 additional bedrooms and a bathroom.

The existing outbuilding to the rear would be demolished.

Relevant Planning History

MC/12/1946 Construction of a single storey rear extension
2 October 2012
Approval with Conditions

Representations

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

One letter received raising objection on the following grounds:

- Loss of light
- Loss of privacy
- Overbearing
- Out of character in scale

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

Design

Policy BNE1 of the Medway Plan states that design of development should be appropriate in relation to the character, appearance and functioning of the built and natural environment. Paragraphs 124 and 127 of the NPPF reiterates the need for good quality design.

The application property is a detached two storey dwelling with integral garage and off road parking to the front. The garden to the rear is large with a detached outbuilding.

The proposal is for hip to gable (with barn hip design) roof alteration with dormer window to the rear, 3no. rooflights to the front and two storey rear extension.

City Way is residential in character with a mixture of detached, semi-detached and terraced two storey properties and some detached bungalows. There are several examples of hip to gable roof alterations within the immediate area and within the wider character of City Way and therefore, development is not introducing a new feature to the area. There are several examples of box design dormers to the rear and rooflights to the front and therefore this is also not a new feature.

314 City Way is a detached property sitting within a large plot, unlike the adjacent properties which are terraced to the north and semi-detached to the south. The two storey rear extension would have a dual pitch roof with an eaves height to match the existing property and a ridge height of 6.8m which is approx. 2.2m less than the main ridge. The extension would be set away from the common boundary with No. 316 by approx. 600mm and would have a modest projection of 3m.

With regard to the roof and dormer alterations, given the presence of similar, albeit not identical, developments within the streetscene/area, it is considered that the proposed development would be of an acceptable design and would not introduce a new feature to the area.

Two storey rear extensions are not uncommon within residential areas and are not a new feature within City Way, No. 308 to the north has similar extension to that proposed. The proposed rear extension would not be readily visible from the street and as such would not impact on the visual appearance of the streetscene. The dual pitch design and modest projection is considered to be an acceptable addition to this detached property.

The proposed development is therefore considered to be appropriate in relation to the character, appearance and functioning of the built and natural environment in accordance with Policy BNE1 of the Medway Plan and paragraphs 124 and 127 of the NPPF 2019.

Amenity

Policy BNE2 of the Medway Plan, states that all development should secure the amenities of its future occupants, and protect those enjoyed by nearby and adjacent properties. The design should have regard to daylight, sunlight and privacy, including noise and activity levels generated by traffic.

In terms of daylight and sunlight, the proposed rear extension would increase the built form by approx. 3m. The ridge height of the extension would be approx. 2.2m below the existing ridge height. In addition, a dormer window is proposed to the original rear roof slope.

A sun on ground test has been carried out on the existing built form and the proposed development. The result confirms that whilst there would be some additional overshadowing to the north from the proposed extension, this would be negligible and given the overall context and amount of daylight or sunlight received by the neighbouring occupiers to the north, it would not be at unacceptable levels. In respect of the occupiers to the south, the existing situation would not change.

As such, the proposed development would be acceptable in terms of daylight and sunlight, and overshadowing for the purposes of neighbouring amenities.

In terms of overlooking and loss of privacy, the proposed dormer and two storey rear extension would have windows that serve habitable rooms, however these windows would only have direct views over the rear gardens which would not significantly alter over the existing where mutual overlooking between the properties currently exist. The proposal would therefore not result in increased levels of overlooking that would be harmful to the living conditions of the neighbouring occupiers.

Therefore, it is considered that the proposal would be acceptable in terms of overlooking and loss of privacy.

In terms of loss of outlook, the proposed rear extension would not result in a breach of the 45-degree outlook test due to the minimal projection and the gap between the application site and neighbouring properties.

It is therefore, considered that the proposed development would be acceptable in respect of the amenities of neighbouring occupiers and therefore the proposed development is in accordance with Policy BNE2 of the Medway Local Plan 2003.

Other matters

Due to the increase in the number of bedrooms proposed and in the interest of protecting the amenity of neighbouring occupiers, it is necessary to remove permitted development right for small HMOs. A condition is recommended to remove permitted development right for C3 to C4.

Highways

The property benefits from a large front drive and single garage. Therefore, there would be adequate off road parking spaces available and there is unrestrictive on street parking available. The development would therefore accord with Policies T1 and T13 of the Medway Local Plan 2003 and paragraph 109 of the NPPF 2019.

Conclusions and Reasons for Approval

The proposed development would not detract from the host property or the character of the area. It would not result in a detrimental impact in terms of neighbour amenity or highways and would accord with Policies BNE1, BNE2, T1 and T13 of the Medway Local Plan and paragraphs 109, 124 and 127 of the NPPF 2019. As such, the proposed development is in accordance with the development plan and there are no material considerations which indicate that the determination should not be in accordance with the development plan.

The application would normally be determined under delegated powers but is being referred for Committee determination in the interest of transparency as the deputy leader of Labour and Co-Operative Group lives in close proximity to the application site.

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/>