

MC/19/1589

Date Received: 17 June 2019

Location: 2 Beresford Avenue Rochester Medway ME1 2QU

Proposal: Construction of a single storey rear extension following demolition of existing rear projection and conservatory

Applicant Mr & Mrs Cronin

Agent Home Design Services
Mr Ian Tullett MCIAT 39 Parkfield Road
Rainham
Gillingham
ME8 7SZ

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 21st August 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: 19009E-PL03, 19009E-PL04, 19009E-PL05 and 19009E-PL06 received on 17 June 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 single storey rear extension - demolition of existing rear projection and conservatory.

The proposed extension would measure approx. 3m deep, 5.1m wide and 3.4m in height at the highest point from the natural ground level, decreasing to 3.1m on the east facing side, adjoining No. 4 Beresford Avenue. The proposed extension would have a flat roof design with a raised roof lantern and would create a new kitchen and dining area.

The existing outbuilding and conservatory would be demolished.

Relevant Planning History

MC/19/1590 Application for a Lawful Development Certificate (proposed) for a loft conversion comprising of a hip to gable conversion and rear flat roof dormer
Pending Consideration

Representations

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

One letter of support has 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

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 two storey end terrace dwelling with public alleyway to the side and off road parking to the front. The garden to the rear is modest and backs on to a recreation ground.

Beresford Avenue is residential in character with two storey terraced properties of a similar design. The proposed development would be visible from the footpath to the side, the recreation ground to the rear and from the rear of neighbouring properties.

There are similar development present on properties within the immediate area and the proposal would not be introducing a new feature to the area. The design would not detract from the host dwelling or the character of the area.

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 be approx. 3m in depth. The height of the extension on the east facing side that adjoins No. 4 would be approx. 3.1m and extend beyond the rear lean-to on that property by 1.9m.

Taking account of the extensions on the property at No. 4, it is considered that the proposal would not result in a detrimental impact on the amenity of the occupiers of this property.

In respect of the properties to the west, the extension would be obscured by the side alley way and as such there would be impact to the amenity of the occupiers of these properties.

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

Highways

The property benefits from a front drive and therefore, there would be adequate 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.

Other matters

Given the increase in the size of the property, there is potential for the property to be converted to a small HMO in the future, which in turn may result in a harmful impact to the amenity of neighbouring residents. It is therefore recommended that permitted development rights be removed with regard to the change of use between use class C3 and C4.

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.

The application would normally be determined under delegated powers but is being referred for Committee determination in the interest of transparency as the applicant is a Senior Planning Officer within the Medway Council Planning Service.

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/>