

MC/19/0270

Date Received: 31 January 2019

Location: 33 Goddington Road Strood Rochester Medway

Proposal: Construction of a gable end to facilitate additional living accommodation with Juliette balcony. Two new window openings to first floor elevation & replacement window to existing ground floor

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Ward: Strood North 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: PL10-BAIR-00-OG-DR-0-0001-GODD received on 4 March 2019, PL10-BAIR-00-OG-DR-0-0009-GODD Rev A, PL10-BAIR-00-OG-DR-0-0011-GODD Rev A, PL10-BAIR-00-OG-DR-0-0012-GODD Rev A, received 18 March 2019 and PL10-BAIR-00-OG-DR-0-0010-GODD Rev B and PL10-BAIR-00-OG-DR-0-0013-GODD Rev B received on 8 July 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 gable end to facilitate additional living accommodation with Juliette balcony within the loft area. Two new window openings to first floor elevation and replacement window to existing ground floor.

The proposal includes one new first floor window on the front elevation (north) and new first floor window on the side (west) elevation and alteration to an existing ground floor window on the side (west) elevation.

The rear roof slope would be altered from hip to gable to allow for a bedroom within the roofspace together with full glazing and Juliet balcony to the rear (south) to serve that room.

The proposal would result in the front window serving a new landing and the side window would serve an existing store area.

Relevant Planning History

MC/17/1658	Construction of single storey extension to rear and stepped access to side - demolition of single storey rear extensions 21 September 2017 Approval with Conditions
MC/16/3702	Application for a Lawful Development Certificate (proposed) for construction of a hardstanding and vehicular crossover to front 17 November 2016 Approval
MC/14/1401	Change of use from HMO to residential dwelling, also construction of a single storey extension to existing rear detached garage to facilitate the conversion of garage in to habitable living space 11 September 2014 Approval with Conditions

Representations

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

Three letters have been received raising objection on the following grounds:

- Loss of privacy / Overlooking

In response to the objections received, revised plans were submitted reducing the amount of glazing within the gable end of the roof. A re-consultation was carried out and no additional response 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

Background

The application property is a former HMO which was given permission to convert back to a single residential dwelling in 2014. The existing and proposed floor plans still indicate the HMO use, however the owners are currently undertaking extensive internal alterations to convert this property back into single family dwelling.

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. Part 12 of the NPPF, in particular paragraphs 124 and 127, reiterates the need for good quality design.

The application property is a detached two storey dwelling with detached garage to the rear/side and off road parking to both sides for more than 4 cars. The property has already had a single storey rear extension and detached outbuildings, granted under separated permissions (see history).

The proposal is for hip to gable roof alteration with Juliet balcony and additional glazing either side of the doors and additional windows to the front and side elevations and replacement (larger) window on the ground floor side elevation.

Goddington Road is residential in character with a mixture of detached, semi-detached and terraced two storey properties of varying designs. The proposed alterations to the front and side elevations would be acceptable. The new windows would match the design found on the property therefore no objection is raised in this regard.

The roof alteration would be visible on the approach to the property on Goddington Road and likely to be seen from the rear on Cliffe Road, however this minor view would be similar to one presented by a dormer window on the rear of a property constructed under permitted development. As such, it is not considered that the proposed development would have significantly negative effect on the appearance of the streetscene.

The reduction in the amount of glass proposed to the gable end would help to minimise its impact on the visual amenity of neighbouring occupiers. Therefore, no objection is raised with this regard.

The proposed development is therefore considered to be acceptable 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 alterations would increase only the roofspace and would therefore not result in an increase of ridge height as such there would be no loss to daylight or sunlight to the surrounding properties.

In terms of overlooking and loss of privacy, the proposed window with door will be fitted with a Juliette balcony to serve the new bedroom, however these windows and doors would only have direct views over the rear gardens which would not be significantly over and above what is currently experienced, in a built up urban area such as the application site.

In addition, there is a gap of approx. 32m from the rear elevation of 33 Goddington Road to the nearest property on Cliffe Road and as such would not result in direct overlooking to habitable room windows that would be harmful to the living conditions of the neighbouring occupiers

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

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

Highways

The property benefits from two driveways to either side of the property and a detached garage. Therefore, there would be adequate off road parking spaces 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 and previous HMO use, 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 due to the number of representations received expressing a view contrary to 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/>