

MC/19/1485

Date Received: 7 June 2019

Location: 12 Cooling Road Cliffe Rochester Medway

Proposal: Construction of a 3x bedroom detached dwelling together with associated landscaping and parking and a two storey rear extension to existing dwelling together with associated parking to front

Applicant Mr James Leviston

Agent mark carter design
Mr Mark Carter Design Studio
Priestfield Stadium
Redfern Avenue
Gillingham
ME7 4DD

Ward: Strood Rural Ward

Case Officer: Doug Coleman

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 18th September 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: 3164-002 Rev A, 3164-003 and 3164-004 received on 7 June 2019.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 No development above slab level shall take place until details and samples of all materials to be used externally have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

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 No development shall take place until a Construction Environmental Management Plan (CEMP) that describes measures to control, amongst other matters, hours of working, parking of operatives vehicles, deliveries to the site, noise, dust and lighting arising from the construction phase of the development has been submitted to and approved in writing by the Local Planning Authority. The construction works shall be undertaken in accordance with this approved plan.

Reason: Required before commencement of development in order to minimise the impact of the construction period on the amenities of local residents, the countryside and with regard to Policy BNE2 of the Medway Local Plan 2003.

- 5 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) all dwellinghouses herein approved shall remain in use as a 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 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.

- 6 The dwelling hereby approved shall not be occupied until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed in accordance with the approved details before the new dwelling is occupied and shall thereafter be retained.

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.

- 7 Prior to the first occupation of the dwelling herein approved, full details of both hard and soft landscape works and a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and any trees or plants which within 5 years of planting are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

Reason: To ensure a satisfactory external appearance and provision for landscaping in accordance with Policies BNE1 and BNE6 of the Medway Local Plan 2003.

- 8 The dwelling herein approved shall not be occupied until the area shown on the submitted layout as vehicle parking, for both the existing and new dwelling, has been provided, surfaced and drained. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order) shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved parking space and garaging.

Reason: Development without provision of adequate accommodation for the parking or garaging of vehicles is likely to lead to hazardous on-street parking and in accordance with Policies T1 and T13 of the Medway Local Plan 2003.

- 9 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) no development shall be carried out within Schedule 2, Part 1, Class[es] A, B, C, and E of that Order 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 visual and neighbouring amenity in accordance with Policies BNE1 and 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

12 Cooling Road is a semi-detached house circa 1930s, located on the south side of Cooling Road. No 12 is the last property on the south side of Cooling Road, although development extends some distance further, east, on the north side.

There are two aspects to this proposal:

- The construction of a part single, part two-storey rear extension to the existing dwelling; and
- The construction of a detached three bedroom dwelling to the side of the existing dwelling.

The proposed extension would project approx. 4m to the rear of the existing house and measure 7.3m across, leaving a gap of 0.3m between the flank wall and the boundary to the adjoining property. At first floor level, the extension would be recessed by 2m on the western side so that it would be 5.3m wide and 2.3 from the boundary. The extension would comprise a kitchen diner on ground floor and a double bedroom on the first floor, with an existing bedroom being converted to en-suite. There would be a rooflight over the single storey part of the extension serving the kitchen below. The proposed extension would have a gabled roof.

The proposed house would be sited on land which, according to the application, forms part of the curtilage of 12 Cooling Road. The plot measures 6.5m at the front, widening to 7.5m at the rear, with a depth of 35m. The proposed house would be set back approx. 8.5m from the highway and measure 5.8m wide by 9.5m deep, approx. 0.8m less than the existing property, as extended. Accommodation within the proposed house would comprise a hall, kitchen and dining room on the ground floor, and three bedrooms and a bathroom on the first floor. The house would be to a modern design, with a 'recessed pitched roof'.

Two parking spaces are shown to serve the existing dwelling and two spaces to serve the proposed dwelling. At present the entire frontage is block paved.

The application is accompanied by a Design and Access Statement.

Site Area/Density

Site Area (including existing dwelling):	0.056 hectare (0.14 acre)
Site Density (including existing dwelling):	35 dph (15 dpa)

Relevant Planning History

Land adjacent to 12 Cooling Road, Cliffe

MC/17/3776	Outline application with some all matters reserved for the construction of 2 x four bedroom detached dwellings with associated parking Refused 22 December 2017
------------	--

Representations

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

Cliffe and Cliffe Woods Parish Council have written making the following comments:

- They would have objected due to the site being outside of the village envelope but appreciate that government policy has removed this restriction due to the age of the local plan.
- They re-iterate their concern about setting a precedent for ribbon development along the road;
- Views of Cliffe from B2000 Station Road should be protected and landscaping to the rear of the properties should include significant tall trees to shield the back of the houses;
- Question ownership of the site.

Dickens' Country Protection Society make the following comments:

- Concern over the impact of the extension on the adjoining property;
- The site is small and question whether there is sufficient space for another dwelling;
- The design is out of character.

Five letters have been received objecting to the application for the following reasons:

- Modern design is out of character with the area;
- Proposed extension would result in loss of light to neighbouring property;
- Proposed house would result in loss of light and loss of outlook to properties opposite;
- Site is too narrow for a house;
- Road is narrow and not suitable for more houses and traffic;
- Residents park on the land.

Other matters raised are non-material

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

Principle

This site is within the built confines of the village of Cliffe as shown on the Proposals Map to the Medway Council Local Plan 2003 (unlike the adjoining land which was the subject of the refused application MC/17/3776). This site is right on the edge of the village and the land immediately to the east and south is outside the village confines.

Policy H11 of the Local Plan states that residential development in rural settlements will be restricted to minor development. The proposal for a new dwelling would, therefore, comply with Policy H11. Paragraph 59 of the NPPF seeks to boost the supply of homes, whilst Paragraphs 77 and 78 supports sustainable development in rural settlements where it would help villages grow and thrive. The principle of the proposal is, therefore, acceptable and in accordance with Policy H11 of the Local Plan and Paragraphs 59, 77 and 78 of the NPPF.

Design, appearance and street scene

The south side of Cooling Road predominantly comprises 1930s development similar to the application property, nos. 2-10 (even). The north side comprises older, late nineteenth/earlier twentieth century terraced houses (1-19 (odd)). However, to the east on that (north) side there are more recent (1980s) detached and semi-detached houses. There are also 1980s houses to the western end of Cooling Road by the junction with Church Street/Station Road.

The proposal is for a modern designed house with a parapet and recessed roof, which would correspond with the existing building in terms of scale, ridge height, proportion and general detailing. However, the roof would be truncated, and modern doors and windows are proposed, which would contrast with the existing house and neighbouring properties to the west. Although the modern detailing would contrast with the more traditional houses in Cooling Road, there are already contrasts in the locality with the 1980s houses to the east contrasting with the more traditional development. It is, therefore considered that the proposal would, therefore add to the eclectic character of the area and make its own, positive, contribution to the street scene.

In the wider context, there are open fields to the rear and the houses in this section of Cooling Road are visible from the fields and from Station Road to the rear. On approaching Cliffe, these houses are the first properties to be seen. There is little planting

making the houses very prominent. The submitted drawing shows indicative landscaping which would provide some screening of this development when viewed from the south. In the event of planning permission being granted it is recommended that a condition be imposed requiring the submission and approval of a detailed landscaping scheme.

The proposed extension would not be visible from Cooling Road and although it potentially could be visible from Station Road, it would not add to the prominence of the existing development.

Having regard to the above considerations, no objection is raised in terms of design and appearance under Policy BNE1 of the Local Plan and Paragraphs 124 and 127 of the NPPF.

Climate Change and Energy Efficiency

All dwellings will need to be designed in accordance with the latest building regulations and in particular Part L (Energy Use).

All new windows are to be double-glazed windows, which will significantly reduce noise and improve heat insulation.

Surface water runoff will make use of the existing surface water drainage. New external hard landscaping will be free draining. A landscaping condition is also recommended.

The close-proximity of amenities including shops from the proposed development mean the length of journey is minimal promoting walking and making it not essential to own a car. As the proposal is for one dwelling, there is adequate space within the garden to make provision for bike storage which would offer the opportunity for a sustainable transport solution.

Amenity

Occupier Amenity

The DCLG'S Nationally Described Space Standard specifies a minimum Gross Internal Floor Area (GIA) of 84 sqm for a two storey/three bedroom/four person dwelling. The submitted drawings show a GIA of 90 sqm which would meet this standard. The standards also specify a minimum bedroom floorspace of 11.5 sqm (double or twin) and 7.5 sqm (single). The submitted drawing show bedrooms of 13 sqm (double), 9.7 sqm (single) and 7.7 sqm single. The proposed house would have a rear garden approx. 16m deep. No objection is raised in terms of the amenities of the occupiers of the proposed and existing houses under Policy BNE2 of the Local Plan and Paragraph 127f of the NPPF.

Neighbour Amenity

The proposed new house would not have any impact in terms of light, privacy or outlook on any neighbouring properties. Concerns have been expressed impact on the houses on the opposite side of the road. The proposed house would be approx. 20m from the houses to the north of Cooling Road, a greater distance than that between other properties in this section of Cooling Road and would not have an adverse impact in terms of light and outlook. The proposed house could restrict the view of the countryside from some of these properties, but this would be substantial as to warrant a refusal. Notwithstanding, it is recommended that permitted development for enlargements to the new dwelling be removed by condition to allow the Council control over any future enlargement or additions. In addition, removal of permitted development right for small HMO is also recommended to ensure the property remains a single-family dwelling house.

There is, however, potential for light loss from the proposed rear extension to the neighbouring property at 10 Cooling Road. However, the two-storey element of the proposed extension is recessed by 2.3m and there would be a distance of 4.5m from the rear window of the neighbouring property. Whilst there would be some loss of daylight/sunlight to this window, it would not be significant and any overshadowing would be confined to early morning. There are no windows in the flank wall of the proposed extension so there would be no overlooking.

No objection is, therefore raised in terms of neighbour amenity with regard to both the proposed dwelling and the proposed extension under Policy BNE2 of the Local Plan and Paragraph 127f of the NPPF.

Highways

The adopted Vehicle Parking Standards require the provision of two spaces for a three bedroom dwelling. The submitted drawings show two spaces for the existing dwelling and two spaces for the proposed dwelling. At present the whole of the site frontage is block paved with space for more than four cars. No concerns are raised with regard to the level of traffic generated by the proposed development nor in terms of access to the site. No objection is, therefore raised under Policies T1, T2 and T13 of the Local Plan and Paragraphs 105 and 109 of the NPPF.

Bird Mitigation

As the application site is within 6km of the North Kent Marshes SPA/Ramsar Sites, the proposed development is likely to have a significant effect, either alone or in-combination, on the coastal North Kent Special Protection Areas (SPAs)/Ramsar sites from recreational disturbance on the over-wintering bird interest. Natural England has advised that an appropriate tariff of £245.56 per dwelling (excluding legal and monitoring officer's costs, which separately total £550) should be collected to fund strategic measures across the Thames, Medway and Swale Estuaries. The strategic measures are in the process of

being developed, but are likely to be in accordance with the Category A measures identified in the Thames, Medway & Swale Estuaries Strategic Access Management and Monitoring Strategy (SAMM) produced by Footprint Ecology in July 2014. The interim tariff stated above should be collected for new dwellings, either as new builds or conversions (which includes HMOs and student accommodation), in anticipation of:

- An administrative body being identified to manage the strategic tariff collected by the local authorities;
- A memorandum of understanding or legal agreement between the local authorities and administrative body to underpin the strategic approach;
- Ensure that a delivery mechanism for the agreed SAMM measures is secured and the SAMM strategy is being implemented from the first occupation of the dwellings, proportionate to the level of the housing development.

A pro forma has been received and the tariff paid on 15 August 2019. No objection is therefore raised under Paragraphs 175 and 176 of the NPPF 2018 and Policies S6 and BNE35 of the Local Plan.

Local Finance Considerations

There are no local finance considerations raised by this application,

Conclusions and Reasons for Approval

The site is within the village confines of Cliffe and therefore the principle of the proposed development is acceptable and in accordance with Policy H11 of the Local Plan, and paragraphs 59, 77 and 78 of the NPPF. No objection is raised in terms of design and appearance, housing standards, occupier and neighbour amenity and highways. The appropriate tariff towards bird mitigation has been paid. The proposal would, therefore, comply with Policies S6, BNE1, BNE2, BNE35, BNE37, T1, T2 and T13 of the Local Plan and Paragraphs 105, 109, 124, 127, 175 and 178 of the NPPF 2019 and is therefore recommended for approval.

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/>