

MC/19/1450

Date Received: 3 June 2019

Location: 37 Redwing Road Princes Park Chatham Medway

Proposal: Retrospective application for construction of an outbuilding/shed adjacent to parking area to front

Applicant Mr Steve Galler

Agent DKM Consultants Ltd
Mr David Meaney 82 Longfellow Road
Gillingham
Kent
ME7 5QQ

Ward: Princes Park Ward

Case Officer: Dylan Campbell

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 - Refusal

- 1 The outbuilding, sited within the streetscene of Redwing Road, which would be expected to be seen within the rear garden of a dwelling, is considered to be out of character within its locality and it is considered to erode the open and soft landscaped character and appearance of the streetscene, therefore the proposal is contrary to Policy BNE1 of the Local Plan and Paragraph 127 of the NPPF.

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 an outbuilding within the streetscene of Redwing Road, Princes Park, Chatham, to the rear of the parking area that serves 37 Redwing

Road. The outbuilding is timber clad with a mono pitched roof and measures approx. 2.5m in height, approx. 6m in width and approx. 2m in depth.

Representations

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

Four letters of support have been received, two of which from the same address.

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

Redwing Road is a residential area in Princes Park, Chatham which comprises terraced and detached dwellings with open frontages providing off road parking and a degree of soft landscaping. 37 Redwing Road is a mid-terrace property, set back from the highway by approx. 14m with hardstanding to front that serves the adjoining dwellings. The off road parking that serves the dwelling is approx. 16m north of the dwelling and is separated from the residential curtilage of the application site. The outbuilding was noted during a site visit on 15 April 2019 and the owner was informed that the outbuilding requires the benefit of planning permission, which from the Councils records had not been applied for. On 29 April 2019 the owner was sent a letter outlining that the Council considered that the outbuilding sited within Redwing Road, is out of character with its locality contrary to Policy BNE1 of the Local Plan and Paragraph 127 of the NPPF and advised that the unauthorised development should be removed by no later than 27 May 2019. The owner was also advised he had the option to apply for retrospective planning permission, although it was unlikely to be acceptable, and an application was received by the Council on 3 June 2019.

Design

Paragraphs 124 and 127 of the NPPF emphasises the importance of good design and Policy BNE1 of the Local Plan states that development should be satisfactory in terms of scale and mass and should respect the visual amenity of the surrounding area.

Redwing Road is characterised terraced and detached dwellings with open frontages, providing off road parking and a degree soft landscaping, it should be noted that there are no similar structures to the proposed scheme located within the streetscene. The

proposed outbuilding, sited within the streetscene of Redwing Road, which would be expected to be seen within the rear garden of a dwelling, is considered to be out of character within its locality and it is considered to erode the open and soft landscaped character and appearance of the streetscene, therefore the proposal is contrary to Policy BNE1 of the Local Plan and Paragraph 127 of the NPPF.

Amenity

It is considered that the proposal would not have a detrimental impact on neighbouring residential amenities in terms of loss of outlook, sunlight, daylight or privacy. The proposal is in accordance with Policy BNE2 of the Local Plan and Paragraph 127f of the NPPF.

Highways

The plans include the provision of two off-road parking spaces to serve the dwelling in accordance with the adopted Interim Residential Parking Standards. It is not considered that the proposal would result in any adverse highways impacts and the development is in accordance with Policies T1, T13 and H4 of the Local Plan and Paragraphs 105 and 108 of the NPPF.

Conclusions and Reasons for Refusal

The outbuilding, sited within the streetscene of Redwing Road, which would be expected to be seen within the rear garden of a dwelling, is considered to be out of character within its locality and it is considered to erode the open and soft landscaped character and appearance of the streetscene, therefore the proposal is contrary to Policy BNE1 of the Local Plan and Paragraph 127 of the NPPF.

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 for refusal.

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/>