

MC/20/1655

Date Received: 10 July 2020

Location: 10 Medway Road Gillingham
Medway ME7 1NH

Proposal: Removal of raised planters to front, installation of railings on top of existing front boundary wall and access gates, excavation of area to the rear and the construction of a retaining wall

Applicant Agent Wealth Management by Invitation
Overbury
DHA Planning
Mr John Collins
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Eclipse Park
Sittingbourne Road
Maidstone
ME14 3EN

Ward: Gillingham North Ward

Case Officer: Madeline Mead

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 16th September 2020.

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 DHA/13726/15 received on 10 July 2020, DHA/13726/101 rev A and DHA/13726/103 rev A received on 24 August 2020.

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

- 3 Prior to the construction of the retaining wall, to the rear of the building samples of the materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The retaining wall shall be constructed 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.

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

Proposal

The application seeks planning permission for the removal of raised planters within the front garden area, the installation of railings on top of the existing front boundary wall. To the rear of the property an area adjacent to the back of the house is to be excavated and a retaining wall constructed in line with the existing retaining wall.

The area to the rear of the building to be excavated is approx. 1.1m in depth and 3.1m in width and the retaining wall would be approx. 1.15m high.

Railings are proposed on top of the existing front boundary wall and are proposed to be approx. 1.1m in height

Various alterations to the interior of the building are proposed and are the subject of a Listed Building Consent application.

Relevant Planning History

MC/19/2170	Listed Building Consent for alterations to facilitate the proposed change of use to 9 bedroom a HMO Decision: Refused Decided: 9 October 2019
MC/19/2010	Change of use from a dwelling in single household occupation to a House in Multiple Occupation comprising of 9 bedrooms Decision: Refused Decided: 9 October 2019

MC/02/2241

Listed Building Consent for replacement of a rear first floor window; installation of handrails rear and re-opening of dining room fire place
Decision: Approval with Conditions
Decided: 5 March 2003

Representations

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

Four letters of objection have been received with the following comments:

- The two front rooms on the ground floor plan being used as bedrooms would over intensify the use of the building as a single family dwelling.
- The use of the two front rooms as bedrooms would detract from the character and appearance of the front of the Grade II listed building due to curtains or blinds at the window.
- The use of the basement is not stated on the drawings and could lead to further intensification of the use.
- The railings design, rail heads and rail finials, are not in character or keeping with the original railings installed on the Listed Building or others within the row of Listed Buildings
- The C3 use class stated within the Heritage Statement does not identify the sub category.
- Overdevelopment of the building due to the number of bedrooms.

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 in Use Class C3 (residential) use. This application does not propose to turn the property into a sui generis HMO and is therefore not being assessed for this use. The current Use Class as a C3 can fall within any of the permitted sub categories, which are:

(a) a single person or by people to be regarded as forming a single household,

- (b) not more than six residents living together as a single household where care is provided for residents,
- (c) not more than six residents living together as a single household where no care is provided to residents (other than a use within Class C4).

Design and Impact on the Listed Building

Number 10 Medway Road is a Grade II listed residential dwelling and also within the Brompton Lines Conservation Area. The property in question was built circa early 19th century and forms part of a group of dwellings known as Medway Villas (4-20 Medway Road, even).

The application proposes minimal changes to the outside of the property. To the front of the property. The existing raised planters are to be removed and this area is to be laid to lawn. The slightly raised brick piers on the front boundary wall are to be removed to make the wall all one level and railings are proposed on top of the front boundary wall. The railings are proposed to be approx. 1.1m in height. A gate is also proposed, which would match in height with the railings. The final details of the railings and gate are recommended to be conditioned as part of the Listed Building application. To the rear of the building, a small area of land adjacent to the rear elevation, is to be excavated and a retaining wall of approx. 1.150m is to be constructed. The new retaining wall would run in line with the existing retaining wall.

Various alterations have also been proposed internally to the building and these are considered under the listed building application.

Overall, it is considered that the external alterations proposed to the building would be considered acceptable in terms of design and scale and with regard to the building being listed and within the conservation area and complies with Policies BNE1, BNE12, BNE14 and BNE17 of the Local Plan and paragraphs 124, 127, 192 and 196 of the NPPF.

Amenity

Due to the minor external alterations proposed, it is not considered that any impact on neighbouring amenity would take place in term of loss of outlook, daylight, privacy or sunlight and as such there is no objection raised.

The proposed development would comply with Policy BNE2 of the Local Plan and paragraph 127(f) of the NPPF.

Conclusions and Reasons for Approval

The external alterations proposed are considered to be acceptable in terms of design and scale and impact on the Listed Building and Conservation Area and comply with Policies BNE1, BNE2, BNE12, BNE14 and BNE17 of the Medway Local Plan 2003 and paragraphs 124, 127, 192 and 196 of the NPPF.

The application would normally be determined under delegated powers but is being referred for Committee determination due to the number of the 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 on Medway Council's website.