

MC/21/0407

Date Received: 12 February 2021
Location: 51 Shepherds Gate Hempstead
Gillingham Medway
Proposal: Construction of a two storey extension to side incorporating garage
with catslide roof (Demolition of existing garage)
Applicant C.B.Wright & Associates Ltd
Mrs. C. Smith
Agent C. B. Wright & Associates Ltd
Ms Clare Wright
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Gillingham
ME7 5HD
Ward: Hempstead And Wigmore Ward
Case Officer: Josie Doherty
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 26th May 2021.

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 DKM/7902/04 REV 07 received 14 April 2021 and DKM/7902/03 REV 06 received 19 April 2021.

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

- 3 All materials used externally shall match those set out in the planning application form received 12 February 2021.

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 The proposed first floor windows on the rear elevation serving the en-suite and secondary window to bedroom 2 and as indicated on drawing number DKM/7902/04 Rev 07 received 14 April 2021 shall be fitted with obscure glass and apart from any top-hung light, that has a cill height of not less than 1.7 metres above the internal finished floor level of the room it serves, shall be non-

opening. This work shall be completed before the room it serves is occupied and shall be retained thereafter.

Reason: To ensure the development does not prejudice conditions of amenity by reason of unneighbourly overlooking of adjoining property, in accordance with Policy BNE2 of the Medway Local Plan 2003.

- 5 The integral garage herein approved shall be kept available for parking and storage ancillary to the dwelling 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 and storage to the garage.

Reason: To enable the Local Planning Authority to control such development in the interests of amenity and highway safety, in accordance with Policies BNE2 and T1 of the Medway Local Plan 2003.

- 6 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

Demolition of existing garage and construction of a two-storey extension to side to facilitate additional living space (Resubmission of MC/20/1064). The proposed extension would be approx. 3m wide at the front of the property, approx. 2m wide to the rear and approx. 8m in depth overall. The proposed extension would have a catslide roof measuring approx. 2.4m to the eaves at the front of the property and cutting away to approx. 3m to the eaves at the rear. The proposal does not intend to change the ridge height of the property which would remain at approx. 8m. The extension would facilitate an integrated garage and store room on the ground floor and an additional bedroom and en-suite on the first floor.

Relevant Planning History

MC/20/1064	Demolition of existing garage and construction of a two storey extension to side to facilitate additional living space (Resubmission of MC/19/3081) Decision: Refused Decided: 8 July 2020
MC/19/3081	Construction of a 2 storey side extension - Demolition of existing garage Decision: Refused Decided: 16 March 2020
GL/92/863	First floor side extension to dwelling. Decision: Refused Decided: 29 January 1993

Representations

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

During the first consultation period **eight** letters of representation were received, **five** in support of the application and **three** raising objections.

The objections are raised on the following grounds:

- Design of proposal is visually overbearing
- Proposal is out of character with the area.
- Loss of privacy resulting from increased overlooking
- Loss of daylight, sunlight, and outlook

The applicant has since submitted amended plans and the application has been advertised for a second time. During the second consultation period **four** letters of representation were received **one** in support of the application and **three** raising objections.

The objections are raised on the same grounds as before.

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

As detailed in the planning history section of this report above, planning permission for a two storey side extension at this property has been previously refused twice. The most recent refusal under planning reference MC/20/1064 was refused by Planning Committee by virtue of its design, depth, height and proximity to the boundary with 52 Shepherds Gate. As such detrimental to the amenity and living conditions of the occupiers of that property, contrary to Policies BNE1 and BNE2 of the Local Plan and paragraphs 124 and 127f of the NPPF.

This re-submission has altered the proposal in an attempt to reduce the impact on 52 Shepherds Gate and seeks to provide further context and information to the previous scheme within the submitted design and access statement.

Design

Shepherds Gate is characterised by a collection of detached bungalows as you enter the close, followed by a mix of larger detached and semi-detached dwellings of a mock tudor design in a linear format with similar spacing along the road with front gardens and driveways that give the area a unified feel. There is also an assortment of smaller terraced properties as the close wraps around to the north.

The application property as well as several other houses within the close, have been designed with cat slide roofs giving contrast to the more traditional hipped and gabled ended roofs within Shepherds Gate and providing a smooth transition between the bungalows and two storey properties.

When compared to the previous application this proposal has reduced the overall width of the extension on the ground floor, to the front of the property the reduction is approx. 0.4m and to the rear approx. 1m. In doing this the proposal has retained the catslide roof of the existing property which ensures the visual gap and smooth transition between bungalows and two storey properties is preserved. The catslide roof cuts away towards the rear of the property allowing continued access to the garden and reducing the impact on the rear garden of number 52, this is further discussed within the amenity section of this report. Mirroring the previous application this proposal would extend at first floor by approx. 2.5m and demolish the existing detached garage.

The proposed extension would be set approx. 3.5 m off the shared boundary with number 52 towards the front of the property. Currently the existing detached garage is set approx. 2.5m of the boundary, the proposal would therefore increase visual relief at street level between number 51 and 52.

The catslide roof cutting away towards the rear of the property mitigates the impact of the proposal on 52 Shepherds Gate, and as such, the closest distance between the proposal and the shared boundary with 52 Shepherds Gate is approx. 1.5m. Currently the detached garage is set off by only 0.5m at its closest point from the boundary.

In view of this it is considered that the proposed extension would be sympathetic to the character of the area and the surrounding properties, the reduction in size is appropriate and would not have a harmful effect of the character of the area. Subject to a condition requiring the materials to match that of the existing dwelling the proposal considered to be in accordance with Policy BNE1 of the Local Plan and paragraphs 124 and 127 of the NPPF.

Amenity

The impact on neighbouring amenity has been considered with regards to privacy protection, loss of outlook, loss of daylight/sunlight and overshadowing. By virtue of the siting of the extension the main consideration would be the impact on 52 and 53 Shepherds Gate respectively.

It is acknowledged that the extension would be more prominent when viewed from the rear habitable rooms and gardens of 52 and 53 Shepherds Gate largely due to the orientation of the properties to each other. As such the proposal has been altered from the previous application to minimise the potential impact on these properties, particularly number 52. The cutaway to the rear of the proposal increases the distance from the extension to the boundary with number 52, reducing the prominence of the flank elevation to occupiers of that property and its rear garden. The catslide roof would also work to reduce the prominence of the proposal as it hips away at approx. 40° therefore reducing its impact when viewed from the habitable windows and gardens of these properties. In view of this and when considering the distance between the proposed extension and the rearmost habitable room windows of 52 and 53 Shepherds Gate, it is not considered to be detrimental with regards to loss of outlook and daylight. The 25° and 45° daylight tests completed as part of the assessment demonstrate that there would not be an unacceptable impact in this regard.

Concerns have been raised regarding a loss of privacy as a result of increased overlooking. The submitted plans have amended the previously refused scheme and removed the proposed rooflights on the flank elevation. An additional two first floor windows are proposed on the rear elevation, serving an en-suite and a bedroom as a secondary window. Therefore, subject to a condition requiring these windows to be obscured glazed concerns regarding a perceived loss of privacy can be mitigated.

Regarding daylight amenity and overshadowing, an overshadowing assessment has been submitted as part of this application. By virtue of its siting and orientation there would be no harmful impact in terms of loss of daylight and overshadowing of the garden or habitable rooms of the neighbouring bungalows to the south.

Following extension, the size of the dwelling could lend itself to a conversion to a small HMO at a later date. This would introduce a type of accommodation that is not consistent with the area being of dwellings in single household occupation and would also have the potential to result in an adverse impact to neighbouring amenities through increased comings and goings. It is therefore recommended that a condition be attached to remove the permitted development right that allows the change of use between C3 dwellinghouse to C4 small HMO.

In view of the above the development is therefore considered to comply with Policy BNE2 of the Local Plan and paragraph 127f of the NPPF.

Highways

The property has provision for off-road parking spaces for four vehicles in the form of the existing driveway to the front of the property and the proposed new integrated garage. This would be in accordance with the adopted Interim Residential Parking Standards for a dwelling with three or more bedrooms. In view of the above the development is considered acceptable with regard to Policies T1 and T13 of the Local Plan and Paragraph 109 of the NPPF.

Climate Change and Energy Efficiency

Regarding energy efficiency the submitted Planning and Design and Access statement states:

“Energy efficiency of the entire dwelling will be greatly increased through particularly construction of the roof extension that will be insulated to modern requirements.”

The Planning Agent has also provided the following details regarding materials and construction:

- Glazing will be thermally insulated to reduce overheating of the dwelling.
- The proposed extension is to be constructed using traditional methods and materials with the purpose that it can be built using local suppliers and sources.
- All materials are to be sourced responsibly from suppliers who are environmentally accredited (ISO14001, BES6001 or similar).
- All timber used onsite and in construction shall be sourced from accredited suppliers and sources.
- Materials with an Environmental Product Declaration (EPD) shall be chosen.
- All internal light fittings will be 100% LED lighting throughout.

Conclusions and Reasons for Approval

It is considered that the proposal would not detract from the character of the area and by virtue of its design would not have a detrimental impact on neighbouring residential amenity. The development is therefore in accordance with Policies BNE1, BNE2 and T13 of the Medway Local Plan 2003 and paragraphs 109, 124, 127 and 127f of the National Planning Policy Framework 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/>