

MC/21/1574

Date Received: 27 May 2021
Location: 38 The Goldings Rainham
Gillingham Medway
Proposal: Conversion of existing rear conservatory into flat roof extension, construction of 2 storey extension to side. Alterations to front porch and amended openings and replacement of tile hanging with composite cladding. Creation of a new resin driveway replacing the original hard standing and flower bed.
Applicant Agent: Mr Ben Turner
JK Designs
Mrs Jenna Killeen
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Gillingham
ME8 0PL
Ward: Rainham Central Ward
Case Officer: Hannah Rusbridge
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 July 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 025.1292.06C and 025.1292.07C received 24 June 2021 and 025.1292.05C received 5 July 2021.
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Notwithstanding the approved plans, no development shall be carried out above slab level until details of any materials to be used externally and any means of enclosure shall be submitted and agreed in writing by the Local Planning Authority and development shall be carried out 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or similar openings shall be constructed at first floor level on the south eastern facing elevation of the building without the prior written approval of the Local Planning Authority.

Reason: To regulate and control any such further development in the interests of amenity and protection of privacy for neighbouring properties, in accordance with Policy BNE2 of the Medway Local Plan 2003.

- 5 The front parking area shall not be brought into use until it has been formed from permeable surfacing materials or has provided with drainage arrangements within the site which shall thereafter be retained.

Reason: To manage surface water in accordance with Paragraph 103 of the NPPF.

- 6 The areas shown for soft landscaping on approved drawing number 025.1292.05C received 5 July 2021 shall be kept available as such 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.

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 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 dwelling house 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 the construction of a two-storey extension to the side, the conversion of the existing rear conservatory into a flat roof extension, alterations to the front porch, amended opening and replacement of time hanging and composite cladding. A new resin driveway is proposed to replace the existing hardstanding and flower bed.

The proposed two storey side extension would measure approx. 4.2m in width, approx. 7m in length, and will match the height of the existing dwelling house at approx. 8.3m to the ridge, and approx. 5m in height to the eaves. This element of the proposal will facilitate a living room at ground floor level with bi-fold doors leading to the rear garden, and a master bedroom with an en-suite at first floor level.

The single storey element of the proposal will utilise the existing footprint of the conservatory and convert into a flat roof extension to facilitate a living area at ground floor level.

The proposed alterations to the front porch will project approx. 2m from the front of the principal elevation, measure approx. 5m in width across the mid-point of the principal elevation and will measure approx. 3.8m in height to the ridge. The front alterations will facilitate a ground floor W.C. and a porch.

Composite cladding is proposed for the exterior of the dwelling house to replace tile hanging. A sample of the proposed cladding has been provided.

The existing hardstanding and flower bed is proposed to be replaced with a new resin driveway.

Relevant Planning History

None

Representations

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

6 letters of representation have been received outlining the following concerns:

- Water drainage
- Loss of privacy
- Proposed cladding being out of character with the area
- Loss of landscaping

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

Design and Appearance

Policy BNE1 of the Local Plan and paragraph 127 of the NPPF set out the importance of good design and state that development should reinforce positive design features of an area, respect the scale, landscape, local materials, colours, style, and detailing of surrounding areas.

The application property forms part of a small cul-de-sac along The Goldings, to the rear of The Platters. The site is residential in character comprising predominantly of two storey detached dwellings of a red brick colour, and similar design. The host property is situated on a generous plot which is more than adequate to facilitate the proposed extensions and existing outbuildings.

A condition is recommended to ensure that the external surfaces of the extensions and the existing dwelling match the samples provided to retain the character and appearance of the property.

Amended plans have been received to ensure some soft landscaping is incorporated to the front of the property in order to reduce the harshness of the proposed resin driveway, and protect visual amenity, in accordance with Policy BNE1 of the Local Plan.

The proposal is considered to be acceptable by virtue of the scale and siting, and the design would respect the appearance of the street scene and character of the area. Therefore, the proposal would be in accordance with Policies BNE1 of the Local Plan.

Amenity

Policy BNE2 of the Local Plan relates to the protection of amenities for existing residents within the locality. The impact on neighbouring properties is considered with regard to privacy protection, visual dominance, and potential loss of outlook, loss of daylight and overshadowing.

The proposed two storey extension includes windows to the front and rear elevation at ground and first floor level. Given the size of the plot, and with existing windows to the rear at ground and first floor level, it is not considered that overlooking would be exacerbated. The proposed two storey extension would be located approx. 8m from the boundary to the east, and approx. 11.5m to the nearest elevation of No. 40 The Goldings. It is recommended that a condition is added to ensure no windows are added to south east facing flank elevation, in order to protect neighbouring amenity and reduce any potential overlooking.

Due to the orientation of the extension and its distance between neighbouring properties, it is not considered that the proposal would result in any detrimental loss

of outlook, daylight, or cause any significant overshadowing in accordance with Policy BNE2 of the Local Plan and paragraph 127 of the NPPF.

Given the increase in the size of the dwelling, there is potential for it to be changed to a small HMO at a later date which could then result in an adverse impact on neighbouring amenity in terms disturbance through increased comings and goings of individuals and parking issues in an area predominantly in single household occupation. A condition is recommended to remove permitted development rights in this regard.

Highways

The property as a result of the proposed extension would have 4 bedrooms. There would be no change to the existing parking arrangement which is for at least three off street parking spaces. It is therefore considered the proposal would not have any detrimental impact with regard to highways or pedestrian safety and therefore the proposal is in accordance with Policy T1 of the Local Plan and paragraph 109 of the NPPF.

Conclusions and Reasons for Approval

It is considered that the proposed extensions and alterations are in keeping with the street scene and design of the existing property, subject to conditions regarding the materials. Taking into account the size of the plot and spacing between properties, the proposal would not result in overdevelopment of the plot, harm neighbouring amenities, nor the amenities of future occupiers. Therefore, this proposal is in accordance with Policies BNE1, BNE2, and T13 of the Medway Local Plan 2003 and paragraphs 109 and 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.

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 <https://publicaccess1.medway.gov.uk/online-applications/>