

MC/21/1064

Date Received: 14 April 2021
Location: 2 Spencer Close Princes Park, Chatham Medway
Proposal: Construction of a single storey extension to side/part rear and first floor extension to side above existing garage.
Applicant: Mr Paul Cooper
Agent: DKM Consultants Ltd
Mr David Meaney 82 Longfellow Road
Gillingham
Medway
ME7 5QQ
Ward: Princes Park 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 DKM/5177/03 Rev 03 and DKM/5177/04 Rev 04 received 16 June 2021.

Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 All materials used externally shall match those of the existing building.

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 en-suite window on the north eastern facing flank elevation 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 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 is for the construction of a single storey extension to the side/part rear and first floor extension to the side above the existing garage.

The side extension would not project any further to the side than the existing attached garage (approx. 3m). The depth of the extension at ground floor would measure approx. 11m, whilst the depth of the first-floor element would match the depth of the existing property, measuring approx. 8.4m. The height to the eaves of the first-floor element would match the existing at approx. 5m and would have a ridge height to match the existing as well, at approx. 7.8m. The single storey elements to the front and rear would both project approx. 1.2m, with a sloping roof, measuring approx. 3.3m at the highest point.

The proposal would create an extension to the kitchen at ground floor and the first floor would facilitate an additional bedroom, en-suite and extension to an existing bedroom.

Relevant Planning History

None

Representations

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

3 letters have been received raising the following objections:

- Loss of privacy

- Overlooking

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 originally submitted, the proposal included a large dormer window to the rear roof slope which would have extended across the width of the existing dwelling and the proposed side extension.

The dormer has been removed from the proposal as it was considered that it would create an unduly prominent form of development that would dominate the roof slope, contrary to Policy BNE1 of the Local Plan and paragraph 127 of the NPPF.

An application for a Lawful Development Certificate has been submitted for the addition of a dormer to the original roof slope, however, this will not extend beyond the original roof slope as per the original application.

Street Scene and Design

The two-storey side extension would be visible from the street scene as well as from the rear garden of neighbouring properties. The street scene consists of two storey detached houses which are fairly uniform in design, however, it is noted that there have been a number of two storey side extensions in the vicinity. Due to the location of the plot and the extension being set in from the boundary, no concerns are raised regarding a potential terracing effect. Subject to an appropriate condition for materials to match the existing dwelling house as closely as possible in order to maintain good design within the street scene, the proposal is considered to be acceptable in relation to Policy BNE1 of the Local Plan and paragraph 127 of the NPPF.

Amenity

Policy BNE2 of the Local Plan relates to the protection of amenities of neighbouring properties and future occupiers. The impact is considered with regard to privacy protection, visual dominance, and potential loss of outlook, daylight, and overshadowing.

The proposed two storey extension includes windows to the front and rear elevation at ground and first floor level. Given the existing windows at these levels, and the distance of approx. 19m to the properties to the rear, it is considered that the impact on privacy and overlooking is not exacerbated by the proposed extension. A side window serving an en-suite at first floor level is proposed on the north eastern facing elevation, and therefore it is recommended that a condition is added to ensure that

this is obscure glazed in order to protect the amenity of neighbouring properties, in accordance with Policy BNE2 of the Local Plan and paragraph 127 of the NPPF.

An overshadowing assessment has been undertaken in order to assess the impact of the proposal on neighbouring properties. Given the direction of the sun, it is considered that there would be some additional overshadowing in the afternoon, however, as there is existing overshadowing that occurs from the existing garage, and the main dwelling house, as well as the impact from the extension on the neighbouring properties being for a relatively short period, this is not considered detrimental to the amenities of this neighbour. As such, the proposal is considered to be 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 of 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

Whilst the proposal would result in the addition of a fourth bedroom, the driveway to the front of the property is sufficient for three off-street parking spaces, and therefore meets Medway Interim Parking Standards requirements. Therefore, there is no conflict with Policy T13 of the Local Plan and paragraph 109 of the NPPF.

Conclusions and Reasons for Approval

The proposed development would not detract from the character of the area and there would be no detrimental impact on neighbouring properties or highways. 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 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 on Medway Council's Website <https://publicaccess1.medway.gov.uk/online-applications/>