

MC/21/1365

Date Received: 11 May 2021
Location: 197 Grange Road Gillingham
Medway ME7 2TL
Proposal: Construction of two storey front, rear and side extensions and first floor extension with two balconies to front and two Juliet balconies to rear. Loft conversion in new first floor roof with roof lights to sides to facilitate living accommodation within the roof space. Forming ramped vehicular access drive, parking area and detached garage to front with associated engineering works and hard landscaping.
Applicant: Mr Murat Kurtul
Agent: Insight Architects
Tina McFadzean
The Joiners Shop
The Historic Dockyard
Chatham
ME4 4TZ
Ward: Gillingham North Ward
Case Officer: Amy Tamplin
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 August 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 21-102 001 P2 and 21-102 002 P2 and received 08 July 2021; and drawing number 21-102 003 P2 received 19 July 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 11 May 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 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.

- 5 All side windows on the flank elevations 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.

- 6 The area shown on the submitted layout as vehicle parking space, shall be provided, surfaced and drained in accordance with details submitted to and approved in writing by the Local Planning Authority. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2018 (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 to this reserved parking space.

Reason: Development without provision of adequate accommodation for the parking of vehicles is likely to lead to hazardous on-street parking and in accordance with Policy T13 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 proposal involves the construction of two-storey front, rear and side extensions and first floor extensions with two balconies to front and two Juliet balconies to rear. It is also intended that the loft space will be utilised as a room served by a window to the rear and roof lights. The proposal also involves a ramped vehicular access drive, parking area and detached garage to front with associated engineering works and hard landscaping

Relevant Planning History

None

Representations

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

Three letters of **objections** were received which raised the following concerns:

- Height of the property not in keeping with neighbouring properties
- Overlooking to neighbouring rear gardens – loss of privacy
- Loss of light
- Impact on street scene

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

The existing dwelling is currently a bungalow with a large pitch roof which sits in the centre of a relatively large plot with a parking area at the front of the property which is level with the road. The existing dwelling is approximately 35 metres from the highway with a drop in the land level from the highway to the dwelling. The immediate neighbouring properties are of a similar size and design and benefit from similar size plots. There are two storey dwellings in the wider street scene.

The current proposal involves a first-floor extension to the existing bungalow to create a house with a room in the roof. This is secured by raising the overall maximum ridge height of the property by approximately 3 metres. A two-storey L shaped front extension will also be constructed with a ground floor bay to the living room. Two balconies are also proposed as part of the two-storey front extension. A two-storey extension to the rear will also be constructed which has a depth of approx. 4 metres. and a width of approx. 3.2 metres and will involve introducing two Juliet balconies to serve the outlook to the bedrooms.

A hardstanding parking area with soft landscaping and ramped vehicular access is proposed towards the front to provide off-street parking for at least three vehicles. Towards the front of the site a detached garage is proposed which is approx. 6.9 metres in depth, 3.1 metres in width and approx. 3.7 metres in height.

Grange Road is a mixed street scene comprising a mixture of age and style of buildings ranging from bungalows, chalet bungalows and two-storey houses. Due to the siting of the dwelling being a significant distance from the highway the overall scale of the proposal, in terms of mass and bulk, will not cause a detrimental impact to the street scene. The change in land level between the highway and the location of the dwellings (approximately 2.5 metres) also reduces the overall height of the proposal when viewed from the street scene.

In terms of design, the proposed extensions introduce a modern approach, bringing new features to this part of the street scene. Whilst the existing bungalow will be converted to a two-storey dwelling with balconies to the front, the proposal is not considered to be detrimental to the street scene. Whilst significant development is proposed, the host dwelling benefits from a large plot and as such the proposal is not considered to be an overdevelopment, with sufficient private amenity space located to the rear.

In terms of the impact of the proposed ramped access and vehicular hardstanding area to front, this is not considered to be a hardening of the landscape. Soft landscaping has been integrated into the proposal which provides an appropriate balance between respecting the character and appearance of the street scene and providing the required off-street parking spaces for the size of property proposed. The proposed detached garage, whilst situated forward of the other examples within the street scene, will be screened by hedges and is of a modest size that will also not result in harm to the street scene.

Consequently, given the detached nature of the property and the mixed style of dwellings on Grange Road, the proposed resulting dwelling is considered to be acceptable in terms of its design and scale, and would comply with Policy BNE1 of the Medway Local Plan 2003 and paragraphs 126 and 130 of the NPPF.

Amenity

In the initial submission there was a balcony proposed to the rear; however, due to concerns regarding neighbour amenity the balcony was removed from the scheme and Juliet balconies are now proposed to serve the rear bedrooms. This reduces the degree of overlooking and loss of privacy to the neighbouring properties' private amenity space. Whilst this will increase the amount of overlooking, the outlook from first floor and roof space windows will look down the gardens rather than directly into rear private amenity areas and is considered to be acceptable. In order to protect privacy it is recommended that all side windows (which all serve non habitable rooms) are conditioned to be obscure glazed.

Due to the orientation of the property, there is no significant loss of light or overshadowing. The proposal has been designed in such a way that there is minimal impact on the outlook of neighbouring properties.

As such, the proposal complies with Policy BNE2 of the Medway Local Plan 2003 and paragraph 130f of the NPPF.

Highways

The proposed development will increase the number of bedrooms from two to five and as such the number of off-street parking spaces will need to be increased. The proposed ramped vehicular access and associated hardstanding provides off-street parking for at least three vehicles and as such complies with the Medway Interim Parking Standards, Policies T1 and T13 of the Medway Local Plan 2003 and paragraph 111 of the NPPF.

Conclusions and Reasons for Approval

It is considered that the proposed scheme has been well designed, will not detrimentally impact on the street scene or unacceptably on neighbour amenity and will have sufficient off street car parking. As such the scheme as proposed is considered acceptable and is recommended for approval with conditions and complies with Policies BNE1, BNE2, T1 and T13 of the Medway Local Plan 2003 and Paragraphs 111, 126 and 130 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 in the Planning Offices of Medway Council at Gun Wharf, Dock Road, Chatham ME4 4TR and here <http://publicaccess1.medway.gov.uk/online-applications/>