

MC/21/2461

Date Received: 18 August 2021
Location: 72 Harptree Drive Weeds Wood
Chatham Medway
Proposal: Construction of a single storey extension to rear with a hipped roof
and side windows with opaque glazing (Retrospective)
Applicant: Mr Arnold
Agent: L Brown Associates Ltd
Mr Leslie Brown
34 Fallowfield
Chatham
ME5 0DX
Ward: Rochester South & Horsted Ward
Case Officer: Sam Pilbeam
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 10th November 2021.

Recommendation - Approval with Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Received 19 August 2021:

TAB/06/30 - Block Plans

TAB/06/42 - Proposed/current elevations and floor plans

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

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 retrospective planning permission for a single storey extension to the rear, measuring 3.6m in depth and 4m in width. Supporting a pitched roof measuring 3.18m at ridge height.

Relevant Planning History

93/0520

Conversion of garage into habitable, room
Decision: Approval with Conditions
Decided: 3 September 1993

Representations

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

One letter of objection has been submitted, raising contentions as to:

- Overlooking
- Boundary issues
- Numerous non-material issues

Three letters of support have been submitted complimenting the design and stating similar extensions have been constructed within the area.

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 2021 and are considered to conform.

Planning Appraisal

Background

Prior to the submission of the application a complaint was received to the development and an enforcement investigation of the site was raised. A site visit was conducted and concluded that the extension required planning permission, as the depth of the extension exceeded what could be achieved under permitted development rights. Subsequently, the occupier was requested to submit a formal planning application.

Design

Policy BNE1 of the Local Plan states that development should be satisfactory in terms of scale and mass and should respect the visual amenity of the surrounding area, this is further supported by paragraph 126 of the NPPF which emphasises the importance of good design.

No objections is raised to the design of the development, and it not considered to detract from the application property or its locality. The extension is of a modest size and scale, that reflects similar developments that have been approved on nearby

properties, under planning reference numbers MC/03/1138 and MC/06/0531, at numbers 90 Harptree Drive and 76 Harptree Drive respectively. Therefore, it accords with Policy BNE1 of the Local Plan and paragraph 126 of the NPPF.

Amenity

Policy BNE2 of the Local Plan and Paragraphs 130 and 130f of the NPPF relates to the protection of these amenities.

One objection has been raised to overlooking and the insertion of windows on the side of the extension. It should be noted that the current windows are obscure glazed, thereby obscuring any views the windows would afford the occupant. Furthermore, it is considered the current scope of overlooking is significantly less than that of what would be afforded should the applicant have retained the existing patio decking area. By reason of the extension's footprint size and massing it does not detract, significantly, from the quantity of sunlight or loss of outlook, as such, the development accords with the objectives of Policy BNE2 of the Local Plan and paragraphs 130 and 130f of the NPPF.

Highways

The development does not increase pressures or demands on the local highway system or parking in the area, accordingly no objections is raised on highway grounds.

Other considerations

Objection relating to the placement of and damage to the boundary treatment are a civil matter and for consideration under planning law. Therefore, this should be addressed between the applicant and all other relevant parties.

Conclusions and Reasons for Approval

The proposed development would not detract from the character or appearance of the street scene or the host property. Likewise, it would not have a detrimental impact upon neighbouring amenities or highways safety. Therefore, the proposal would accord with Policies BNE1, BNE2 and T13 of the Medway Local Plan 2003 and paragraphs 111, 126, 130 and 130f of the NPPF.

The application would normally be considered under delegated power however is being referred to Members of the Committee for decision on request from Councillor Mrs Chambers on the basis of the height of the extension roof and its effect on neighbouring occupier.

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/>