

MC/21/2753

Date Received: 22 September 2021

Location: 37 Grain Road Wigmore
Gillingham Medway

Proposal: Construction of a single storey extension to rear with the addition of a Juliet balcony to first floor. Construction of a single storey extension to side/ front incorporating an integral garage and porch. Repositioning of windows to side first floor and blocking up of window to ground floor side along with installation of light wells to existing roof.

Applicant Mr Kasaven

Agent Wilson Architectural Building Designs Ltd

Mr Terry Wilson

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Sidcup

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Ward: Hempstead And Wigmore 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 12th January 2022.

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:

Received 22 September 2021:

19-21-GIL Rev S1 03 - Proposed Floor Plans and Elevations

Received 27 September 2021:

19-21-BROM Rev BP1 - Proposed Block Plan

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 wardrobe and bathroom windows in the first floor rear, east facing side 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.

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 planning permission for the construction of a single storey extension to rear with the addition of a Juliet balcony to first floor. Construction of a single storey extension to the side and front incorporating an integral garage and porch. Repositioning of the ground floor side window and installation of light wells to the existing roof.

Relevant Planning History

MC/18/0126	Construction of single storey side extension together with two storey rear extension with pitched roof dormers and the alterations to existing roof to facilitate loft conversion for habitable living accommodation - demolition of existing garage Decision: Refusal Decided: 12 April 2018 Appeal: Dismissed 31 October 2018
MC/15/4268	Construction of pitch roof over existing rear extension, alterations to roof with formation of barn hip along with the construction of dormer windows to both side elevations, first floor window to front and Juliet balcony to rear to facilitate conversion of loft space into habitable rooms (removal of chimney stack). Decision: Approval with conditions Decided: 1 February 2016
HIS/98/64105	Rear extension Decision: Approval with conditions

Decided: 16 October 1980

Representations

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

Three objections have been received on the grounds of:

- Overdevelopment of the plot
- Out of character
- Loss of light and outlook
- Lack of off-street parking

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

In 2016 approval was given, under case reference number MC/15/4268, for alterations to the roof and the construction of hipped dormers to either side. Following this an application was made, MC/18/0126, for a single storey side extension together with two storey rear extension and extension of the dormers previously approved, but not yet implemented, under case reference number MC/15/4268. This application was refused at Planning Committee due to the undue size and intrusive nature of the proposed extension of the dormers.

This was subsequently appealed by the applicant and dismissed on the ground the dormer would be “dominant and incongruous and generally out of keeping with the other properties nearby”; the inspector did not raise any concerns to the ground floor elements of the proposal. Following this the applicant implemented the approved plans under case reference number MC/15/4268.

The current proposal is does not seek to alter the size of the proposed dormers, which was the sole subject for refusal under reference number MC/18/0126 and the following appeal, but rather insert a Juliette balcony and construct a rear, side and front extension at ground floor level.

Design

The applicant property is a semi-detached bungalow, of similar character and design to other dwellings within the streetscene and offers generous off-street parking to the front. The character of the area is comprises a mix of properties that include dormers of varying size and design and numerous front, rear and side extensions.

All issues relating to the existing dormer have been assessed and addressed in application reference number MC/15/4268. The proposed single storey rear, side and front extension are not considered out of proportion or character with the host property and reflect both the scale and massing of the locality.

As such no objections are raised under the provisions of Policy BNE1 of the Local Plan and paragraph 130 of the NPPF.

Amenity

By virtue of the siting of the proposed extensions in relation to the adjoining neighbours and tracking of the sun there would be no harmful impacts in terms of loss of daylight, sunlight, outlook and privacy.

The proposal also includes the blocking up and repositioning of existing windows as well as the introduction of a Juliet balcony.

To the side facing No.35, the proposal would result in no windows at ground floor level and there would be no change to the windows at first floor level.

To the side facing No.39, there would one less window at ground floor level and two windows at first floor level would be repositioned. All windows at first floor level in this elevation would serve non-habitable rooms and therefore the two repositioned windows could be conditioned to be obscure glazed to ensure no unacceptable overlooking.

To the rear elevation, the proposal involves a change to the window by changing it to glazed doors and introducing a Juliet balcony. There is already a degree of mutual overlooking at first floor from existing windows and given that the balcony is a Juliet balcony and not a balcony that can be used as external amenity space for sitting out, it is considered that there would be no detrimental impact in terms of loss of privacy to any adjoining neighbour.

With the inclusion of the suggested condition, the proposal would accord with the provisions of Policy BNE2 of the Local Plan and paragraph 130f of the NPPF.

Highways

The existing hardstanding area to the front of the dwelling can accommodate a minimum of two off- road vehicle parking spaces and therefore is in accordance with Policy T13 of the Local Plan and paragraph 111 of the NPPF.

Conclusions and Reasons for Approval

The proposed development would not detract from the character of the street scene or the applicant property. Likewise, there would be no detrimental impacts 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 and 130 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 for approval, a previous appeal and previous Councillor interest.

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/>