

**MC/21/3236**

**Date Received:** 8 November 2021

**Location:** 105 Station Road Rainham  
Gillingham Medway

**Proposal:** Construction of dormer to rear and insertion of two roof lights to front to provide loft conversion for storage space - removal of chimney

**Applicant Agent** Dean Simmons  
awarchitects  
Mr Anthony Westwood  
15 Lillymonte Drive  
Rochester  
ME1 3EX

**Ward:** Rainham North Ward

**Case Officer:** Dylan Campbell

**Contact Number:** 01634 331700

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**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 - Refusal**

- 1 The dormer to rear, by virtue of it's size and scale results in a bulky and unduly prominent form of development that dominates the rear roof slope of the property, detrimental to the appearance of the property, contrary to Policy BNE1 of the Medway Local Plan 2003 and paragraphs 126 and 130 of the National Planning Policy Framework 2021.

**For the reasons for this recommendation for refusal please see Planning Appraisal Section and Conclusions at the end of this report.**

### **Proposal**

This application seeks planning permission for the construction a dormer to rear to facilitate additional storage space for the health clinic.

The dormer would project over the full width of the existing roof pitch to rear and extend up to the external rear elevation of the property.

### **Relative Planning History**

MC/20/0147 Variation of condition 1 of planning application MC/19/2918 to include D1 Health clinic use for the whole building  
Decision: Approval with Conditions

Decided: 10 March 2020

MC/19/2918

Variation of condition (ii) of planning permission GL/80/303 to enable the use to include D1 Clinic/Health Centre for Chiropodist  
Decision: Approval with Conditions  
Decided: 7 January 2020

## **Representations**

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

No letters have been received.

## **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**

### *Principle*

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

There is no objection in principle to the proposal. Paragraph 93 of the NPPF states that planning decisions should support the delivery of local strategies to improve health for all sections of the community. Policy CF4 of the Local Plan states that improved healthcare facilities will be permitted subject to there being no undue loss of amenities to neighbouring properties and that developments would not significantly add to the risk of road traffic accidents in accordance with Policy T1 of the Local Plan. The healthcare facilities provided on site require additional storage space and the proposal would allow the unit to make use of the unused loft. It is considered that the principle of this proposal is acceptable subject to the design and amenity matters assessed below.

### *Design*

Paragraphs 126 and 130 of the NPPF emphasises the importance of good design and 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.

The street scene is mixed with two storey terraced dwellings, detached properties, and blocks of flats, which comprise a mix of materials. The application site is a mid-terrace property close to the junction of Station Road and Tufton Road. The proposed dormer would be sited to the rear of the property visible from neighbouring rear gardens.

The dormer to the rear would project the full width of the property and would sit close to the eaves and ridge of the existing property, whereby very little of the existing roof pitch would be visible and would appear as a flat roof third storey extension to the property. It is considered that the dormer to rear, by virtue of its size and scale results in a bulky and unduly prominent form of development that dominates the rear roof slope of the property, detrimental to the appearance of the property, contrary to Policy BNE1 of the Local Plan and paragraphs 126 and 130 of the NPPF.

### *Amenity*

The main amenity consideration is the impact of the proposal on neighbours. Policy BNE2 of the Local Plan and paragraph 130f of the NPPF relates to the protection of these amenities.

### Neighbouring Residential Amenity

With regards to privacy the dormer would overlook the neighbouring rear gardens of Station Road, however this would have a similar impact as the existing rear elevation windows, and therefore no concerns would be raised.

With regards to daylight and sunlight, due to the orientation of the site and path of the sun and scale of the proposal, there would be a limited impact in terms of a loss of sunlight or daylight to neighbouring rear gardens. Therefore, no concerns would be raised in this regard.

### *Highways*

The application proposes a dormer for storage use purposes only and would not result in an intensification of use of the health clinic, therefore no concerns would be raised regarding an impact to highway safety, capacity, or on street parking competition, in accordance with Policies T1 and T13 of the Local Plan and paragraph 111 of the NPPF.

### **Conclusions and Reasons for Refusal**

The dormer to rear, by virtue of its size and scale results in a bulky and unduly prominent form of development that dominates the rear roof slope of the property, detrimental to the appearance of the property, contrary to Policy BNE1 of the Medway Local Plan 2003 and paragraphs 126 and 130 of the National Planning Policy Framework 2021.

The application would normally be determined under delegated powers but is being referred for Committee determination at the request of Councillor Potter due to a recent neighbouring application being referred to Committee which involved similar considerations.

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## **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/>