

**MC/21/3615**

**Date Received:** 20 December 2021

**Location:** 5 Abbots Close Rochester  
ME1 3AZ

**Proposal:** Construction of a single storey side extension linked to existing detached garage

**Applicant Agent** Wolfgang von Enckevort  
Arkiplan Architectural Ltd

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**Ward:** Rochester West Ward

**Case Officer:** Amy Tamplin

**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 9th March 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 01 February 2022:

21-2098 D01 REV 3 Proposed Site Plan  
21-2098 D04 REV 3 Proposed Plans  
21-2098 D05 REV 3 Proposed Elevations

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 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 dwellinghouse 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**

Construction of a single storey side extension linked to existing detached garage

### **Relevant Planning History**

None

### **Representations**

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

**Seven** letters of objection were received, which raised the following comments:

- Size and bulk
- Impact on streetscene
- Design and impact on character and appearance
- Overdevelopment of the plot

**One** letter has been received in support.

### **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**

*Design*

Abbotts Close is a residential area which has a distinct character of large bungalows situated on large plots. The agent wished to revise the scheme and amended plans were received. The current proposal is for a single storey side extension which will link the host dwelling to the rear of the existing detached garage.

Whilst this will set a precedent for a side extension within this small residential development, the development is considered to be of a size and design which reflects the character and appearance of the host dwelling. The side extension will replace the existing brick wall and therefore the additional bulk and mass is not considered to be detrimental due to the host dwelling being situated away from the highway. Due to the position of the property within the close, the extension will only be visible upon approach. The proposal utilises the space on the plot effectively and appears subservient to the host dwelling due to the lower ridge height and scale.

Therefore, the proposal complies with Policy BNE1 of the Medway Local Plan 2003 and paragraphs 126 and 130 of the NPPF.

#### *Amenity*

Due to the nature of the proposal and the siting of the host dwelling in relation to the neighbouring dwellings there are no concerns in terms of impact on neighbouring amenity and as such the proposal complies with Policy BNE2 of the Medway Local Plan 2003 and paragraph 130f of the NPPF.

However, due to the increase in the residential floorspace, it is necessary to remove the permitted development right for small HMO and as such a condition is recommended to ensure this.

Subject to condition, the proposal complies with Policy BNE2 of the Medway Local Plan 2003.

#### *Highway*

The proposal raises no additional highway or parking concerns as there is adequate provision for parking for a 3+ bedroom house which is in line with the Medway Interim Parking Standard. As such, there is no objection on highway grounds.

### **Conclusions and Reasons for Approval**

In conclusion, the proposal complies with Policies BNE1, BNE2, T1 and T13 of the Medway Local Plan 2003 and paragraphs 111, 126 and 130 of the NPPF and therefore is recommended for approval.

The application would normally be determined under delegated powers but is being referred for Committee determination due to the number of representations received raising views contrary to Officer's recommendation.

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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/>