

**MC/21/3464**

Date Received: 30 November 2021

Location: 197 Grange Road Gillingham  
Medway ME7 2TL

Proposal: Construction of a single storey front extension with new canopy and dormer window to front together with single storey rear extension and increased roof height and gable end to rear to provide additional living accommodation within roof space and detached garage to front with associated hardstanding area, access ramp and landscaping front and rear

Applicant Mr Murat Kurtul

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Chatham  
ME4 4TZ

Ward: Gillingham North 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 6th April 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:

Drawing numbers received 25 February 2022:

21-102 001 P5 Revised Site Plan

21-102 002 P4 Revised Existing and Proposed Plans and Elevations

21-102 003 P4 Revised Existing and Proposed Front Elevations and Garage

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 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.

- 5 All windows on the side 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 a single storey front extension with new canopy and dormer window to front together with single storey rear extension and increased roof height and gable end to rear to provide additional living accommodation within roof space. The proposal also includes a detached garage to front with associated hardstanding area, access ramp and landscaping front and rear

### **Relevant Planning History**

MC/21/1365

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.  
Decision: Refused  
Decided: 23 August 2021

### **Representations**

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

**No** letters of objection 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**

### *Background*

This current application is a resubmission of a previously refused scheme. The previous scheme was overturned and refused at Planning Committee under reference MC/21/1365. The previous application was refused on the following grounds:

*'Due to the extent of projection to the front, rear and increase in height of the property, the proposal would result in a prominent form of development that is out-of-character with the line of bungalows within the immediate locality and within the context in which it sits. The proposal results in harm to the appearance of the street scene and the amenity of the adjoining neighbours at numbers 195 and 199 Grange Road in terms of overshadowing contrary to Policies BNE1 and BNE2 of the Medway Local Plan 2003 and paragraphs 126 and 130 of the National Planning Policy Framework 2021.'*

This current application has aimed to scale back the proposal by reducing the extent to which the ridge height is increased and the projections to which these extend to respect the character and appearance of the host dwelling and street scene whilst respecting the amenity of the neighbouring dwellings.

### *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 single storey front extension and increasing the main ridge height by approximately 1.3 metres. This will allow a small, pitched roof dormer to be introduced to the front too. The proposal also involves a 2-metre extension to rear at ground level and alterations to the roof to the rear, to a gable end, which will allow additional living accommodation within the roof space.

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. This aspect remains unchanged from the previous application.

In terms of design, this proposal is considered more sympathetic in terms of using features, such as the pitched roof dormer, that is already present within the street scene. The main alterations within this scheme are now towards the rear of the property and therefore cannot be viewed from the street scene or main vantage points and also due to the significant distance between the property and the highway. 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 the previous application, no concerns were raised with the proposed ramps access, hard standing or garage and therefore this aspect is considered acceptable.

Consequently, given the significant reduction in proposed works, the proposed resulting development 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*

A window is proposed to the rear within the roof 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 parking. As such the scheme as proposed is considered acceptable and is recommended for approval subject to conditions and complies with Policies BNE1, BNE2, T1 and T13 of the Medway Local Plan 2003 and paragraphs 111, 126, 130 and 130f of the NPPF.

The application would normally be determined under delegated powers but is being referred for Committee determination due to the previous application being determined at Committee.

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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 on Medway Council's Website  
<https://publicaccess1.medway.gov.uk/online-applications/>