

MC/22/0700

Date Received: 17 March 2022
Location: 78 Mill Road
Gillingham
Medway
ME7 1JB
Proposal: Construction of a single-storey extension to side - demolition of existing
Applicant: Mr Rodney Chambers
Agent: Mr Darren Spencer
Ward: Gillingham North Ward
Case Officer: Hannah Rusbridge
Contact Number: 01634 331347

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 27 July 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 17 March 2022:

A103 Site & Location Plan

Received 8 June 2022:

A102 Rev A Proposed Plans and Floor Plans

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

- 3 No development shall take place until full details of:
 - The rendered external wall finishes, both to the extension and the main house
 - Roof slates
 - Roof lights
 - Rainwater goods

- Junctions between the existing building and the extension
- Internal joinery
- Construction of the kitchen floor
- Insertion of structural steel and any associated works required

have been submitted to and agreed in writing by the Local Planning Authority. The subsequently approved materials shall be used for the development and thereafter maintained.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to the character and appearance of the Listed Building within which the development is located in accordance with Policies BNE1 and BNE17 of the Medway Local Plan 2003.

- 4 The rooflight to the side of the property shall be a conservation style rooflight and shall be retained thereafter.

Reason: To safeguard the character and appearance of listed building in accordance with Policies BNE1 and BNE17 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 proposal seeks planning permission to demolish the existing concrete block side extension and to erect a new side extension. The proposed extension will measure approx. 4.5m in length, approx. 1.2m in width, and approx. 3m at the maximum height, and approx. 2.4m to the eaves. The existing stepped roof will be levelled as one continuous roof line and an additional conservation roof light will be added.

Relevant Planning History

MC/22/0711	Listed building application for the removal of existing breeze block side extension and replace with a brick extension and levelling out of the roof and addition of a skylight. Decision: Pending
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Representations

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

No letters of representation 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

The proposed works relate to a Grade II Listed Building located in the Brompton Lines Conservation Area. The cottage dates from the early 18th Century. The principle of a side extension to this property are generally accepted subject to the consideration of design, impact on amenity, and character of the listed building and surrounding conservation area.

Design

This application is paired with the submission of listed building consent (MC/22/0711).

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. Paragraph 126 of the NPPF emphasises the importance of good design.

The property is a grade II listed building and Policy BNE17 of the Local Plan states that alterations, extensions, conversions or changes of use affecting a Listed Building will not be permitted if they are detrimental to the architectural or historic character of the building; or unsympathetic in design, scale, appearance and use; or do not retain original features and materials. Paragraph explains that in determining applications, great weight should be given to the heritage assets conservations. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

The alterations proposed would replace the existing concrete block wall and replace with matching brick to the existing dwelling house and slate tiles to be in keeping with the host dwelling. The roofline will be levelled out to create a continuous line and a new additional rooflight is proposed, which will be secured via a condition to be conservation style. Limited architectural detailing remains internally within the area in question, however, the proposal would result in the loss of a timber architrave. To support the new opening, a structural steel is proposed. Details of this will be required prior to the commencement of works which can be secured via a condition.

Internally, the kitchen floor level is proposed to be raised, which is considered acceptable. A suspended floor solution has been discussed with the agent and details of this will be required prior to the commencement of works which will be secured via a condition.

Externally, the existing cottage is finished in a range of materials, brick of varying types, painted brick, blockwork and render. A rendered finish is proposed with a slate roof. Details of the rendered external wall finishes, roof slates, roof lights, rainwater goods, junctions between the existing building and extension, any internal joinery, the construction of the kitchen floor, and the insertion of the structural steel and associated works required, are to be secured via an appropriately worded condition to ensure that the proposal does not have a detrimental impact the design of the listed building in accordance with Policy BNE1 of the Local Plan and to ensure there is no irreversible harm to the listed building in accordance with Policy BNE17 of the Local Plan.

No objections are raised with regard to the design of the development, and the proposal is not considered to detract from the application property or surrounding area. The extension is of a modest size and scale. Subject to the recommended conditions it is considered that the external alterations are acceptable in terms of scale and design and would respect the buildings historic fabric. The proposal is therefore in accordance with Policies BNE1 and BNE17 of the Local Plan and paragraphs 126 and 197 of the NPPF.

Amenity

Policy BNE2 of the Local Plan and Paragraphs 130 and 130f of the NPPF relate to the protection of these amenities with regard to overlooking, overshadowing, loss of privacy, and loss of outlook.

Given the single storey nature of the proposal, and the replacement of the existing side extension, it is not considered that there would be any detrimental impact on neighbouring amenity and therefore the development accords with the objective of Policy BNE2 of the Local Plan and paragraph 130f of the NPPF.

Highways

There are no objections with regard to highways or pedestrian safety and therefore the proposal is in accordance with Policies T1 and T13 of the Local Plan.

Conclusions and Reasons for Approval

The proposed development would not detract from the character or appearance of the street scene or host property. It would not have a detrimental impact upon neighbouring amenities or highways safety. As such, the proposal is in accordance with Policies BNE1, BNE2, BNE17 and T13 of the Medway Local Plan 2003 and paragraphs 111, 126, 130, 130f and 197 of the NPPF.

The application would normally be considered under delegated power however is being referred to Members of the Committee for decision due to Councillor Mr and Mrs Chambers being the applicants.

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/>