

MC/22/1585

Date Received: 24 June 2022

Location: 190 Frindsbury Hill Wainscott
Rochester Medway

Proposal: Construction of a part ground floor extension to side and a first-floor dormer extension to side to facilitate additional living space.

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ME20 7QX

Ward: Strood Rural Ward

Case Officer: Andrew Headley

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 6th October 2022.

Recommendation - Approval

- 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 on 24 June 2022:

2263-04 Rev A - Site Location Plan and Block Plan as Existing and Proposed

Received on 5 July 2022:

2263-06 Rev A - Proposed Plans and 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 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 If, during development, contamination not previously identified is found to be present at the site, no further development shall take place until a method statement has been submitted to and approved in writing by the Local Planning Authority. The Method Statement must detail how this unsuspected contamination shall be dealt with. The development shall thereafter be implemented in accordance with the approved Method Statement.

Reason: To ensure that the development is undertaken in a manner which acknowledges interests of amenity and safety in accordance with Policy BNE23 of the Medway Local Plan 2003.

- 6 The new window on the south west elevation on the 1st floor (serving bedroom 3) shall be fitted with obscure glass and apart from any top-hung light, that as 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 loss of privacy to adjoining property, in accordance with Policy BNE2 of the Medway Local Plan 2003.

Relevant Planning History

MC/21/1898	Part ground floor and first floor dormer extension to side Decision: Refused Decided: 31 August 2021
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Proposal

This application is for the construction of a part ground floor side extension projecting 2.6m from the current house, coming forward from the existing garage to become flush with the existing front elevation, and a first-floor dormer extension.

The dormer would project 2.3m from the current first floor side roof slope and would be 7.3m in length along the southwest elevation. On the southwest elevation the dormer is inset from the edge of the wall by 0.5m on either side. The height of the dormer would be 7.6m which is 0.4m lower than the current roof line.

The downstairs garage would be converted to create a larger living and kitchen space and the additional space on the first floor would accommodate two new bedrooms.

Representations

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

Frindsbury Parish Council has also been consulted.

0 letters have been received.

Frindsbury Parish Council have expressed their concerns over the loss of the garage and parking space. They are concerned that there may not be adequate turning space for larger vehicles in the space in front of the properties and that cars may be to park on the busy road.

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.

Assessment

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.

Currently the property is a detached house with 2 bedrooms at the first floor and a shared bathroom. The ground floor has a living room, a kitchen dining room and an attached garage. The proposed floor plans show a side extension which brings the garage wall forward to make it flush with the front of the property. This new space along with the converted garage create a larger living and kitchen dining room. The dormer above creates 2 new bedrooms and an en-suite. The design of the proposal is in keeping with the original property and the external materials will closely match the

original. The inseting of the dormer on the southwest elevation within the existing silhouette of the building creates a subservient design.

This is in accordance with policy BNE1 of the Medway Local Plan and policies 126 and 130 of the NPPF.

Conservation

Whilst the proposed development site is adjacent to the Frindsbury and Manor Farm Conservation Area, there is likely to be a negligible impact on its character. MC/21/1898 was refused because the design of the proposal would be an obtrusive and incongruous form of development that would result in a bulky and jarring addition to the host property. The previous proposal did not appear subservient to the host property and would impact negatively on its appearance and that of the streetscene. The new design addresses these issues. Therefore, the proposal is acceptable according to policies BNE12 and BNE14 of the Medway Local Plan and paragraphs 197 and 202 of the NPPF.

Amenity

Policy BNE2 of the Local Plan and paragraph 130f of the NPPF relate to the impact of the proposal on neighbours and the protection of their amenities.

The development has been assessed and is found to have no impact on outlook, overbearing, loss of daylight or overshadowing to the neighbouring properties. There is danger of loss of privacy to the neighbouring property from the 1st floor window on the southwest elevation and therefore that window has been conditioned to have obscure glazing in accordance with policy BNE2 of the Medway Local Plan and paragraph 130f of the NPPF.

Parking

As part of the proposal the garage will be converted into habitable living space. Whilst this results in the loss of an off-street parking space the proposed block plan still shows sufficient space for two off-street parking spaces to the front of the property. The extension will result in the dwelling having three bedrooms and as such, the proposal complies with the Medway Interim Parking Standards which states that two off-street parking spaces are needed for a three-bedroom dwelling

Due to the remaining two off street parking spaces the proposal satisfies policy T13 of the Medway Local Plan and paragraph 111 of the NPPF.

Conclusions

The proposals design constitutes no negligible impact to the conservation area and is sympathetic to the original property. Concerns with any loss to amenity have been dealt with through the use a condition to protect privacy. Whilst there is a loss of 1 parking space and the addition of 2 bedrooms, this is acceptable as there is still sufficient space for two off-street parking spaces.

As such, the proposal complies with Policies BNE1, BNE2, BNE12, BNE14 and T13 of Medway Local Plan 2003 and paragraphs 111, 126, 130, 197 and 202 of the National Planning Policy Framework 2021.

The application would normally be determined under delegated powers but is being referred for Committee determination due to the representation received from Frindsbury Extra Parish Council expressing a view contrary to officer's recommendation for approval.

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/>