

MC/22/0488

Date Received: 23 February 2022
Location: 121 Glencoe Road, Chatham, Medway, ME4 5QF
Proposal: Retrospective application for the construction of a single storey extension to rear and store to basement.
Applicant Agent: Mr Martin Piper
Mrs Harriet Bedford
AJW-CS Property Services
Rock Hill Barn
Rock Hill Road
Egerton
TN27 9DP
Ward: Chatham Central
Case Officer: Onkar Singh Kensrey
Contact Number: 01634 332305

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 with Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Received 24 February 2022:

PL 001 - Existing and Proposed Elevations and Floor Plans

Received 1 March 2022:

Proposed Block Plan

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

- 2 All materials used externally shall match those as stated in the application form received 24 February 2022.

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.

- 3 The basement level store, as depicted in drawing PL001, shall be cladded, and rendered to match the existing building and neighbouring properties. Works to be completed within three months of the date on the decision notice.

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.

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

Proposal

This retrospective application is for the construction of a single storey extension to rear and store to basement.

The rear extension, and basement, would not project any further to the side than the existing host dwelling (approx. 2.5m). The depth of the extension at ground floor would measure approx. 4m, whilst the depth of the basement element would measure approx. 3.2m. The height of to the eaves of the single-storey rear element would measure approx. 2.6m with a flat roof design. The single-storey rear element is suspended with one stilt measured approx. 1.37m and matches the height of basement element constructed beneath the single-storey rear element. The proposed single-storey rear extension facilitates a utility room and additional bathroom. The basement element beneath facilitates a storage room.

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

Background

There is a live enforcement case (enforcement reference: ENF/20/0367) in relation to the unauthorised development for a single storey rear extension and basement.

Street Scene and Design

Policy BNE1 of the Local Plan and paragraphs 126 and 130 of the NPPF set out the importance of good design and state that development should reinforce positive

design features of an area, respect the scale, materials, colours, style, and detailing of surrounding areas.

The single storey rear extension and basement is visible from the rear garden of neighbouring properties. The street scene consists of two storey terraced houses which are uniform in design, however, it is noted that there have been a number of single storey rear extensions, under permitted development, in the vicinity. Due to the extension being in set from the boundary, and being a subservient scale to the main dwelling, no concerns are raised regarding an overbearing and dominating effect.

Concerns have been raised due to the stilt design and openness of the basement level. As such, a condition has been agreed upon that the basement level will be rendered and cladded to match adjoining neighbours, to make it more in keeping design. It is not considered that the proposal would cause any additional visual harm, when considering the basement level will be rendered and cladded within three months of gaining planning permission.

Subject to an appropriate condition for materials to match those outlined in the application form and to render and clad the basement level, the proposal is considered to be acceptable in relation to Policy BNE1 of the Local Plan and paragraphs 126 and 130 of the NPPF.

Amenity

Policy BNE2 of the Local Plan relates to the protection of amenities of neighbouring properties and future occupiers. The impact is considered with regard to privacy protection, visual dominance, and potential loss of outlook, daylight, and overshadowing.

The proposed ground storey rear extension includes one side window to the west elevation serving a bathroom, whilst the basement includes one window to the north elevation. Given the existing windows at these levels, and the distance of approx.3m to the properties to the rear, it is considered that the impact on privacy and overlooking is not exacerbated by the proposed extension. Therefore, it is considered to be in accordance with Policy BNE2 of the Local Plan and paragraph 130f of the NPPF.

Highways

There is currently no off-road parking for the property and the proposal would not result in additional parking demand on the road.

The proposal raises no highway or parking concerns in so far as it relates to the alteration to the extension. The proposal is in line with Policies T1 and T13 of the local plan and paragraph 111 of the NPPF.

Conclusions and Reasons for Approval

The proposed development would not detract from the character of the area, subject to rendering and cladding the basement level, and there would be no detrimental impact on neighbouring amenity or highways. Therefore, this proposal is in accordance with Policies BNE1, BNE2 and T13 of the Medway Local Plan 2003 and paragraphs 111, 126, 130 and 130f of the NPPF 2021.

The application would normally be determined under delegated powers but is being referred for Committee determination due to the live enforcement investigation whereby the Enforcement officers and Planning Manager: East are opposed to the 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/>