

MC/22/1538

Date Received: 21 June 2022
Location: 188 Frindsbury Hill, Wainscott, Rochester, Medway, ME2 4JR
Proposal: Construction of single storey extensions to the front and to the rear of the existing garage to the side to facilitate the conversion of the garage to habitable living accommodation together with the construction of a dormer to the side
Applicant Agent: Mr Abayomi Ogunfowokan
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Ward: Strood Rural
Case Officer: Onkar Singh Kensrey
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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 16th November 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 21 June 2022:

22.1040 02 PLA Rev A Existing & Proposed Roof and Block Plan

Received 22 June 2022:

22.1040 01 PLA Rev A Existing & Proposed Floor 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 dwellinghouse (as extended) shall remain in use as a dwellinghouse falling within Class C3 only 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.

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

Proposal

This application is for the construction of single storey extensions to the front and to the rear, of the existing garage to the side, to facilitate the conversion of the garage to a habitable living accommodation, together with the construction of a dormer to the side.

The side and rear extension would not project any further to the side than the existing host dwelling (approx. 8.54m). The depth of the extension at ground floor would measure approx. 11m, resulting in the side extension coming forward to meet the front elevation building line, and extending 3m from the rear elevation. The first storey side dormer element would not project any further to the side than the existing host dwelling (approx. 8.54m). The depth of the first storey side element would measure approx. 8.07m. The height, up to the eaves at its lowest point, of the first storey side dormer element would measure approx. 5.2m, with a dormer design, and measures approx. 7m up to the eaves at its highest point. The proposed ground storey extension element serves purpose for a study, storage, utility room and conservatory. The proposed first storey side dormer element serves purpose for a bedroom with ensuite shower room.

Relevant Planning History

6/71/133-A One pair of semi-detached houses with garages
Decision: Approval with Conditions
Decided: 22 December 1971

6/71/133 One pair of semi-detached dwellings
Decision: Approval with Conditions
Decided: 1 July 1971

Material to the consideration of this application is the recent planning permission granted at Nos. 190 and 192 Frindsbury Hill:

192 Frindsbury Hill

MC/22/1584 Construction of part ground floor and first floor
dormer extension to side - resubmission of
MC/21/1972
Decision: CAP
Decided: 11 October 2022

190 Frindsbury Hill

MC/22/1585 Construction of a part ground floor extension to side
and a first-floor dormer extension to side to facilitate
additional living space.
Decision: CAP
Decided: 11 October 2022

Representations

The application has been advertised by individual neighbour notification to the owners and occupiers of neighbouring properties. **Frindsbury Extra Parish Council** were consulted.

No representation received

Frindsbury Extra Parish Council have expressed their concerns over highway grounds and over development of the site. 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 have 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.

Planning Appraisal

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 proposed side extension and side dormer would be partially visible from the street scene, whilst the rear extension would be visible from neighbouring rear gardens. 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 side elevation within the existing silhouette of the building creates a subservient design.

The proposal is, therefore, considered to be acceptable in relation to Policy BNE1 of the Local Plan and paragraphs 126 and 130 of the NPPF.

Conservation

Whilst the site is adjacent to the Frindsbury and Manor Farm Conservation Area, there is likely to be a negligible impact on its character. Therefore, the proposal is acceptable according to Policies BNE12 and BNE14 of the Local Plan and paragraphs 197 and 202 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 development has been assessed and is found to have no impact on outlook, overbearing, loss of daylight or overshadowing to the neighbouring properties.

Therefore, it is considered to be in accordance with Policy BNE2 of the Local Plan and paragraph 130f of the NPPF.

Highways

As part of the proposal the garage will be converted into habitable 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 with a study 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

The proposal satisfies Policy 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 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 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/>