

MC/22/1891

Date Received: 29 July 2022
Location: 35 Milton Avenue, Cliffe Woods, Rochester, Medway, ME3 8TS
Proposal: Construction of a two-storey extension to side- demolition of garage
Applicant Agent: Mr & Mrs J. Williams
ONE Architecture
Mr Clive Tidmarsh
The Old School
School Road
Tilmanstone
Deal
CT14 0JL
Ward: Cliffe Village
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 11th January 2023.

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 25 November 2022:

02/42/2022 Existing and Proposed Block Plan
03/42/2022 Proposed Plans 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

The application is for the demolition of the existing detached garage to facilitate space for the construction of a two-storey side extension.

The side extension would project approx. 2.49m from the side of the existing host dwelling, resulting in the width of the dwellinghouse becoming approx. 8m. The depth of the extension would measure approx. 7.2m, resulting in the side extension having the same depth and siting as the existing detached garage and storage unit. The two-storey side extension would be set back approx. 2.7m from the front elevation and would be in line with the original rear elevation of the dwelling. The height, up to the eaves at its lowest point, of the two-storey side extension would measure approx. 4.7m and approx. 6.9m up to the ridge at its highest point. The ridgeline of the two-storey side extension would measure approx. 0.3m below the host dwelling's ridgeline. The proposed ground floor serves purpose for a relocated garage and shed. The proposed first floor serves purpose for a master bedroom with an ensuite.

Relevant Planning History

89/1164	Single storey front extension Decision: Approval with Conditions Decided: 1 December 1989
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Representations

The application has been advertised by individual neighbour notification to the owners and occupiers of neighbouring properties. Cliffe and Cliffe Woods Parish Council have also been consulted.

No representations have been received.

Cliffe and Cliffe Woods Parish Council have expressed their concerns over increased on-street parking if sufficient on-site car parking is not provided with adequate access.

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 two-storey side extension would be visible from the street scene and 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 setting back from the front elevation, and step down from the ridgeline, within the existing silhouette of the semi-detached 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.

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 not created any significantly negative impact on outlook, overbearing, loss of daylight or overshadowing to the neighbouring properties.

Given the increase in floorspace, there is potential for the property to be converted at a later date from a dwellinghouse in single household occupation (use class C3) to a small HMO (use class C4). This could result in increased noise and disturbance and therefore it is recommended to t removed permitted development rights for the change of use.

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 would not be used for the purpose of parking a vehicle. 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 four 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 four-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 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 Cliffe and Cliffe Woods 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/>