

MC/22/2824

Date Received: 1 December 2022
Location: 18 Cadnam Close Strood
Rochester Medway
Proposal: Construction of a single storey extension to the side - demolition of conservatory to the side
Applicant Agent: Mrs Jane Chitty
Penfold Project Services
Alan Penfold
Epmarket
Wrotham Road
Meopham
DA13 0JH
Ward: Strood North Ward
Case Officer: Amy Shardlow
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 8th February 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 5 December 2022:

02B Proposed Floor and Elevation Plans

Received 7 January 2023:

04B Existing and Proposed Block Plans

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.

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

Relevant Planning History

None

Proposal

This proposal seeks permission to demolish the existing conservatory located to the side and erect a new side extension. The proposed side extension measures approx. 7.47m in length, approx. 3m in depth from the existing dwelling and 3m at maximum height.

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

Design

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.

While the single storey side extension will be visible in the street scene and the street scene consists of two storey terraced houses which are uniform in design, due to the extension being in set from the boundary and being a subservient scale to the main dwelling, 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. No concerns are raised regarding in terms of any overbearing and dominating effect.

It is considered that the external alterations are acceptable in terms of scale and design. As such 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 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 Policy 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. 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 considered under delegated power however is being referred to Members of the Committee for decision due to Councillor Mrs Chitty being the applicant.

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/>