

MC/23/0277

Date received: 06 February 2023
Location: 100 King George Road, Weeds Wood, Chatham, ME5 0PS
Proposal: Construction of a part two storey side/part single storey side/rear extension; dormer to the rear together with a porch and rooflights to the front
Applicant: Mr & Mrs Darson
Agent: John Tomlin
Kentec Draughting Services
10-12 High Street
Snodland
Kent
ME6 5DF
Ward: Walderslade
Case Officer: Hughie Johnston
Contact no: 01634 33 2301

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 19 April 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 06 February 2023:
Site Location Plan

Received 13 March 2022:
7506-P-01 Rev A Existing and Proposed Plans & Elevations
7506-P-02 Rev A 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 of approval please see Planning Appraisal Section and Conclusions at the end of this report.

Proposal

The application seeks permission for two-storey side, single-storey rear/side and single-storey front extensions. It also proposes rooflights to the front and a dormer to the rear at second-floor level to facilitate a loft conversion.

The side extension would replace the existing side projection. It would project approximately 3 metres from the side and maintain a gap of approximately 0.8 metres from the shared boundary to no. 98 King George Road at both ground and first floor level. It would be set back from the front of the property by approximately 0.5m. The proposed single storey rear extension would project approximately 4m to the rear and be the full width of the dwelling, including the side extension. This would mean that the proposed side extension would be to a depth of approximately 10.52m at ground floor and approximately 6.52m at first floor. The first floor element ending at the rear of the existing property. The slight set back would result in the ridge of the extension being slightly lower than the existing ridge in order to maintain subservience to the host dwelling. The roof space within the existing property would be converted to habitable accommodation facilitated by roof lights to the front and a box dormer to the rear. The single storey rear extension would incorporate a lantern window in the roof to provide greater light within the extension. The final element of the proposal is a small porch to the front of the dwelling.

The proposal would provide for garage , utility and wc and dining area at ground floor; a 3rd bedroom and ensuite at first floor; and a 4th bedroom and ensuite in the roof space.

The proposal has been amended to reduce the extent of the box dormer which original went across the full width of the house – existing and proposed and proposed 2 further bedrooms. So the scheme has also reduced from a proposal for 5 bedrooms down to 4.

Relevant Planning History

None

Representations

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

Three objections have been received, raising concern over:

- Lack of subservience to the host dwelling
- Garage too small for a car
- Overbearing dormer design
- Potential issues with rear access lane
- Loss of light
- Potential noise/disturbance
- Proximity to the shared boundary
- Overlooking
- Overdevelopment

Cllr Clarke has emailed to confirm that he has received representations regarding overlooking and loss of privacy from the proposed extensions.

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 (NPPF) 2021 and are considered to conform.

Planning Appraisal

Design

The proposed extension would be inset from the side boundary and set slightly back from the front elevation. This would provide space between the application property and the neighbour while also making the extension subservient to the existing property. This would be in keeping with the street scene. There is also precedent for comparably sized two-storey side extensions in the vicinity (nos. 98 and 92).

The proposed second floor dormer, although large, would not be visible from King George Road. It has also been significantly reduced in size from that originally proposed which reduces its dominance and again makes it subservient to the host dwelling. It should also be noted that a dormer of comparable design may be constructed without the benefit of planning permission.

The single storey rear extension will have a flat roof with a lantern window and is of a usual design for such an extension.

The porch to the front will be small and consistent with others in the street scene.

The overall design of the proposed extensions are considered to be acceptable with regard to Policy BNE1 of the Local Plan and paragraphs 126 and 130 of the NPPF 2021.

Amenity

A sun-on-ground test was carried out to assess the proposal in relation to adjoining neighbours and tracking of the sun. Although the proposed development would introduce some further overshadowing to the private garden of no. 98 King George Road, this is not to such a level that would be considered harmful to the living conditions of the occupier or would warrant refusal of the application. In response to the comments received by representation, the proposed dormer would not introduce a form of overlooking that does not already exist, while a comparably sized dormer may be constructed without the benefit of planning permission. No objection is therefore raised with regard to Policy BNE2 of the Local Plan.

Highways

Medway Council's Parking Standards state that a minimum of two off-road parking spaces should be provided for dwellinghouses with 3+ bedrooms. In this respect the existing drive and front area provides for car parking for at least three vehicles. The application is therefore acceptable with regard to policies T1 and T13 of the Local Plan and paragraph 111 of the NPPF 2021.

Other consideration

Given the increase in the size of the property, there is potential for the property to be converted to a small HMO in the future, which in turn may result in a harmful impact to the amenity of neighbouring residents. It is therefore recommended that, should the application be approved, permitted development rights are removed with regard to the change of use between class C3 and C4.

Issues regarding the potential use of the rear access road are not material planning considerations, being a purely civil issue.

Conclusions and Reasons for Approval

In conclusion the proposed development would not detract from the overall character and appearance of the host dwelling or wider streetscene. Likewise, there would be no detrimental impacts in terms of neighbourhood amenity and highways safety. The proposal would therefore be 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.

This application would ordinarily be determined under delegated powers but is being referred for Committee determination due to the number of representations received, including from a Councillor, expressing views contrary to the 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/>