

MC/23/0068

Date Received: 11 January 2023

Location: 18 Broom Hill Road and Land to The Rear Strood
Rochester ME2 3LE

Proposal: Application for approval of reserved matters being appearance and landscaping pursuant to outline planning permission MC/20/3293 with some matters reserved (appearance and landscaping) for construction of 8 houses and widening of existing vehicular entrance and drive.

Applicant Freshbloom Ltd

Agent Mr A Aggarwal

Ward: Strood North and Frindsbury Ward

Case Officer: Tom Stubbs

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 5th July 2023.

Recommendation - Approval with Conditions

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

Received 11 January 2023:

18-115-005 Rev P1 Elevations	House 1 Proposed Plans and Elevations
18-115-006 Rev P1 Elevations	Houses 2-5 Proposed Plans and Elevations
18-115-007 Rev P1 Elevations	Houses 6-7 Proposed Plans and Elevations
18-115-007 Rev P1 Elevations	Houses 8 Proposed Plans and Elevations

Received 11 January 2023:

18-115-010 Rev R1	Schedule of Materials
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Received 4 May 2023:

6316-LLB-XX-XX-DR-0001 Rev P03

6316-LLB-XX-XX-SP-L-0001 Rev P02 Ext. Soft Works Spec

6316-LLB-LLB-SH-L-001 Rev P02 Landscape Management Plan

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

- 2 Prior to the first occupation of any dwelling herein approved, full details of hard works shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to occupation.

Reason: To ensure a satisfactory external appearance and provision for landscaping in accordance with Policies BNE1 and BNE6 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 is a reserved matters application for appearance and landscaping with revised layout pursuant to outline planning permission MC/20/3293 - Variation of condition 4 of planning permission MC/19/1708 for construction of 8 houses and widening of existing vehicular entrance and drive.

This application is supported by a landscaping plan, arboricultural impact assessment and landscape management plan as set out by conditions 5 and 17 of the outline consent. Similarly, a materials schedule has been provided as required by condition 18 of the outline consent indicating the properties are to be white render with grey concrete slate roof tiles, grey downpipes and grey upvc windows.

Relevant Planning History

Application site plus 20 Broomhill Road

MC/23/0685 Outline planning application for the demolition of existing buildings and construction of 33 flats comprising 13 x 1 bed 2-person, 16 x 2 bed 3 person and 4 x 2 bed 4 person dwellings set across 3 blocks of flats with associated access, refuse storage and parking.
Decision: Under consideration

Application site

MC/20/3293 Variation of condition 4 of planning permission MC/19/1708 to enable minor material amendments to raise ground levels of lowest part of site by 0.9m to

create a more level development and to improve on FFL in relation to flood levels. Introduce a small sleeper retaining wall as a boarder to gardens to increase garden sizes. Minor adjustments layouts and roof heights for all dwellings. Slight increase to building footprint to make Houses 2-5, 4 beds. Slight increase to building footprints of House 6-8 to make them 3 beds. Shifting House 1 to the South and alteration to make a 4 bed, moving parking space 3 and 4 to correlate better with House 2 and to give space for visitor parking spaces. Adjustment to site entrance to locate parking spaces allocated for no 18 next to no 18 and to improve size of House 8 garden.

Decision: Approved

Decided: 28 June 2021

MC/19/1708

Outline application with some matters reserved (appearance and landscaping) for construction of 8 houses and widening of existing vehicular entrance and drive - demolition of existing garages.

Decision: Approved with conditions

Decided: 7 February 2020

MC/17/2921

Outline application with some matters reserved (appearance and landscaping) for construction of nine dwellings with associated widening of existing vehicular access and hardstanding.

Decision: Withdrawn

Decided: 4 July 2018

Representations

The application has been advertised on site and by individual neighbour notification to the owners and occupiers of neighbouring properties. KCC Archaeology and KCC Biodiversity have also been consulted.

3 letters of objection have been received raising the following objections:

- 8 houses on small patch of land.
- Increase in congested traffic.
- One referenced the over development of the site for 33 flats.

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

(NPPF) and are generally considered to conform. Where non-conformity exists, this is addressed in the Planning Appraisal section below.

Planning Appraisal

Principle

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

The principle of the development has already been accepted under the approved outline application and therefore the only planning considerations relate to the appearance and landscaping reserved matters.

Appearance and Landscape

Policy BNE1 of the Local Plan requires the design of development to be appropriate in relation to the character, appearance and functioning of the built and natural environment and states that development should be satisfactory in terms of scale and mass and should respect the visual amenity of the surrounding area. The Government attaches great importance to the design of the built environment. Paragraph 126 of the NPPF emphasises the importance of good design and paragraph 130 is key to achieving well designed places.

The proposed materials of white render and grey tiles, windows and doors are considered to be acceptable.

The details provided with regard to the landscape only refer to the proposed soft landscaping and its management which are considered to be acceptable within the approved layout of the outline consent. It is considered appropriate for the details of the hard landscaping to be secured by an additional condition to this reserved matters application in order to ensure the materials add to the quality of the development rather than making it harsh. There remain conditions outstanding from the outline consent regarding external lighting details and boundary treatment which will need to be considered alongside and any forthcoming hard landscaping details in order to compliment the soft landscaping proposals.

The appearance and landscaping of the development is therefore compliant with Policy BNE1 and BNE6 of the Medway Local Plan 2003 and Paragraphs 126 and 130 of the NPPF 2021.

Other matters

The objections raised by the public regarding concerns about there being too many units onsite and the impact on traffic in the area. These are issues that have already been considered under the outline application approval and therefore fall outside of the consideration of this reserved matters application.

Conclusions and Reasons for Approval

Overall, the details are considered acceptable and there would be no detrimental impact on the character and appearance of the area subject to the conditioning of the hard landscaping details.

The application therefore accords with the provisions of paragraphs 126 and 130 of the NPPF and Policies BNE1 and BNE6 of the Medway Local Plan 2003.

The application would normally be determined under delegated powers but is being referred for Committee determination due to the number of representations received 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 on Medway Council's Website <https://publicaccess1.medway.gov.uk/online-applications/>