

MC/23/1475

Date Received: 4 July 2023
Location: 34 White Leaves Rise, Cuxton, Rochester, ME2 1EG
Proposal: Part retrospective - Construction of single storey extension to rear
- Demolition of existing.
Applicant: Ms Anne Vanhoestenbergh
Agent: N/A
Ward: Cuxton, Halling & Riverside
Case Officer: Jacky Olsen
Contact Number: 01634 333056

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on Wednesday 27 September 2023.

Recommendation - Approval with Conditions

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

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Location Plan
Proposed Floorplan with Dimensions V1
Proposed Floorplan with Elevations V1
Existing and Proposed Elevations V1

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

- 2 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.

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

Proposal

This application was originally the subject of a neighbourhood consultation application for a larger single-storey rear extension which sought approval through the prior approval process. However, as the development had already started the prior approval process could not be used in this instance.

This application is therefore for full planning approval for a single storey rear extension, approx. 4.9m wide and approx. 4.9 metres in depth at its greatest point and it will have a slight mono pitch roof.

Relevant Planning History

MC/23/1224

Neighbourhood consultation application for the construction of a single storey extension to rear. The details submitted are as follows:
The extension will extend beyond the rear wall of the original dwelling by 4.9m.
The maximum height of the proposed extension from the natural ground level is 2.6m.
The height at eaves level of the proposed extension measured from the natural ground level is 2.6m.
Decision: Withdrawn
Decided: 30 June 2023

Representations

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

One objection has been received raising concerns over the loss of sunlight/daylight from the neighbouring property at 36 White Leave Rise.

The **Parish Council** have not responded.

Southern Water submitted a statutory response stating that the applicant might require consent from themselves due to a public foul sewer being present on the application site.

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 2012 and are considered to conform.

Planning Appraisal

Design

34 White Leaves Rise is located within a cul-de-sac in a residential area that lies adjacent to the railway line with Ranscombe Farm Nature Reserve beyond. The street scene on the East side of the road is comprised of uniform, semi-detached properties set above sloping front gardens, many with garages to the front. The lower and west side of the street has a mix of bungalows and two-storey dwellings.

The proposal is for a single storey rear extension, 4.9 metres in depth from the rear of the property to the northern boundary and 3 metres to the southern boundary to replace the 3-metre lean-to conservatory that was previously in place.

The design of the proposed single storey rear extension is considered acceptable as it would not detract from the overall character and appearance of the host dwelling and wider street scene and the design remains subservient. It is therefore considered that the proposal would be in accordance with Policy BNE1 of the Local Plan and paragraphs 126 and 130 of the NPPF.

Amenity

A sun on ground indicator test was conducted to assess the impact on the levels of light/shadowing for the adjacent neighbouring property at times of 8am, 10am, 12 noon, 2pm and 4pm for both the situation before work was started and for the proposed plans. The test results showed that, due to the natural path of the sun and orientation of the site, there was no significant difference between levels of light between the existing and proposed scheme. The proposed scheme resulted in a slight increase to loss of light/ overshadowing for No. 36 White Leaves Rise from 12 noon onwards. However, this is not considered to have such a significant impact on No. 36 White Leaves Rise for it to warrant refusal.

It should be noted that the garden boundary between the application site and no. 36 is at an angle and results in the extension angling away from no. 36. The outlook from the neighbour therefore is not as severe compared to a situation where the boundary fencing sits at a 90° angle to the house. Due to this angled boundary the impact on outlook of this extension is considered similar in terms of impact to that of a 3m deep right angled/squared extension.

The outlook of the neighbouring property at No. 36 White Leaves Rise was also therefore assessed. Calculations show that there is a minor reduction in the outlook as a result of the proposal, however as set out above the angles of the fence line result in it being considered acceptable. Given that there was already a 1.8-metre-high fence along the boundary line and the applicant could erect a fence of 2 metres under permitted development, the 2.6 metre flank wall height of the extension would not be considered an unacceptable loss of outlook.

Overall, the proposal is therefore considered to be acceptable with regard to Policy BNE2 of the Local Plan (2003).

Highways

The proposed development would see the existing garage and car parking arrangements remain. As the proposal does not increase the number of bedrooms, it is not considered to impact highways safety and parking provisions. It would therefore be in accordance with Policies T1 and T13 of the Local Plan and paragraph 111 of the NPPF 2021.

Conclusions and Reasons for Approval

The proposed scheme would not be detrimental to the character of the host dwelling or the street scene and would not significantly impact the residential amenity or existing parking provisions or highways. Therefore, the proposal is in accordance with

Policies BNE1, BNE2, T1 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 to Planning Committee for determination due to the partner of the applicant being in employment by the Council and having a role related to planning.

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/>