

**MC/23/1656**

**Date received:** 25 July 2023

**Location:** 45 - 47 Cooling Road, Strood, Rochester, Medway, ME2 4RP

**Proposal:** Construction of a single storey extension to facilitate the conversion of the property into two dwelling houses with associated private amenity space - demolition of conservatory to the rear.

**Applicant:** Mr Lewis Deakin

**Agent:** Ms Hanan Hassan

**Ward:** Strood Rural

**Case Officer:** Jacky Olsen

**Contact no:** 01634 333056

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**Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on Wednesday, 20 December 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 21 November 2023

001 Rev B Site Location Plan & Existing and Proposed Block Plans

Received 31 July 2023

005 Rev A Proposed Elevation Plans

Received 14 November 2023

004 Rev E Proposed Floor 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 The development herein approved shall incorporate the measures to address energy efficiency and climate change as set out within the Climate Change Statement received 1 August 2023. The development shall not be occupied

until a verification report prepared by a suitably qualified professional has been submitted to and approved in writing by the Local Planning Authority confirming that all the approved measures have been implemented.

Reason: In the interests of sustainability and to positively address concerns regarding climate change in accordance with paragraph 158 of the National Planning Policy Framework 2023.

- 5 Prior to the first occupation of any dwelling herein approved, cycle storage facilities shall be implemented in accordance with the approved plan (004 Rev E Proposed Floor Plans) and retained thereafter.

Reason: All new residential development requires provision of adequate accommodation for cycle storage to accord with Policies BNE1 and T4 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**

This application seeks planning permission for the construction of a single storey extension to facilitate the conversion of the property into two dwelling houses.

The property is currently a single dwelling on Cooling Road near the junction with Iden Road located within the urban area.

The property currently comprises two living rooms, a kitchen, a bedroom, a conservatory and toilet on the ground floor and three bedrooms, a bathroom and a kitchen on the first floor.

The proposal would be for 2X two-storey, semi-detached dwellings:

- Property 1 would comprise a kitchen and living/dining area at ground floor and 1 bedroom, 1 study and a bathroom at first floor.
- Property 2 would comprise a kitchen and living/dining area at ground floor and 2 bedrooms and a bathroom at first floor.

The property has a rear projection of approx. 3 metres deep and 5.4 metres wide and 3 metres high which is to be demolished as part of this proposal to be replaced approx. 3 metre deep, 7.8 metre wide and 3 metre high single storey extension which will house the two kitchens.

### **Relevant Planning History**

None relevant.

## **Representations**

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

**One** letter of representation has been received commenting that the application plans are inconsistent in regard to the boundary and footprint of the property.

**Frindsbury Parish Council** have objected to the application commenting that there is no parking on the site and so residents will need to park on the adjacent roads.

## **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 2023 (NPPF) and are considered to conform.

## **Planning Appraisal**

### *Background*

This early 20<sup>th</sup> Century property was originally a semi-detached pair that was subsequently converted into one property. The property is currently vacant and it is planned that this development would bring back this property back into use and reinstate the original semi detached nature.

### *Principle*

The application site lies within the urban area of Wainscott and is, therefore, subject to Policy H4 of the Local Plan. This policy supports the subdivision of residential property particularly in or near to the town centres subject to supporting the amenity of local neighbourhoods and the avoidance of town cramming.

Paragraph 11 of the NPPF, which states that decisions should also apply a presumption in favour of sustainable development, balancing the impacts of the development alongside its economic, social and environmental merits; confirming decisions should be granted unless material considerations indicate otherwise.

Paragraph 60 of the NPPF seeks to boost the supply of housing, stating that it is important that a sufficient amount and variety of land can come forward to address the needs of groups with specific housing requirements without unnecessary delay.

Having regard to the above considerations, the principle of the conversion of this dwelling into two dwellings would be acceptable and would comply with Policy H4 of

the Local Plan and Paragraph 60 of the NPPF. However, the impact of the proposal in relation to more detailed matters need to be considered further as set out below.

### *Design*

No changes to the front elevation of the property are proposed as the design utilises the two existing front doors from when the property was previously two dwellings.

The principal change would be to the rear with the demolition of the existing conservatory and the construction of a new, single storey, rear extension of similar size that would extend across the whole rear elevation. The proposed extension would project 3 metres from the rear of the property and the extension would have a sloping, tiled roof in a similar style to the small existing side extension. The walls of the extension would be in white render to match the existing and the rear windows would be in white UPVC to match the existing rear elevation windows.

Other changes to rear would include the subdivision of the garden and introduction of cycle storage.

Overall, the proposed alterations to the building are considered to be acceptable and, subject to an appropriate condition requiring the materials of the rear extension to match the existing building, the development would comply with Policy BNE1 of the Local Plan and Paragraphs 126 and 130 of the NPPF.

### *Amenity*

There are two main amenity considerations, firstly the impact of the proposal on neighbours and secondly the living conditions which would be created for potential occupants of the development itself. Policy BNE2 of the Local Plan and Paragraph 130f of the NPPF relates to the protection of these amenities.

#### *Neighbouring Residential Amenity*

The proposed single storey extension would replace the existing extension and would project the same distance. Although the extension would extend to the southern boundary of the property, adjacent to the neighbouring property, due to the car parking area between the properties, this is not considered to result in overshadowing, loss of daylight, sunlight or privacy.

The proposal is not considered to effect neighbouring amenity in terms of noise as the property will not substantially change the number of residents, as the number of bedrooms would reduce from 4 bedrooms, as existing, to 3 bedrooms spread between the two dwellings.

A concern has been raised by a member of the public, relating to the inconsistencies with the red line boundary and the floor layout plans, having examined the plans, these inconsistencies have not been found and the plans appear to be accurate.

Having regard to the above, no objection is raised in terms of amenity under Policy BNE2 of the Local Plan and Paragraph 130f of the NPPF.

### Future Occupants

The DLUHC's Technical Housing Standard - Nationally Described Space Standard, March 2015 which specifies a minimum Gross Internal Floor Area (GIA) for different sized dwellings.

For a two storey, 1B2P dwelling, the minimum GIA is 58m<sup>2</sup>. Property 1 exceeds this standard being 68m<sup>2</sup>. The double bedroom should be a minimum of 11.5m<sup>2</sup> and have a width of 2.75m wide. The double bedroom has a floor area of 12m<sup>2</sup> and has a width of 2.75m wide.

For a two storey, 2B3P dwelling, the minimum GIA is 70m<sup>2</sup>. Property 2 also exceeds this standard being 70m<sup>2</sup>. The double bedroom should be 11.5m<sup>2</sup> and have a width of 2.75m wide. The double bedroom has a floor area of 11.5m<sup>2</sup> and has a width of 2.8m wide. The single bedroom should have a minimum GIA of 7.5m<sup>2</sup> and it measures 8.7m<sup>2</sup>.

The proposal would, therefore, comply with the DLUHC's Technical Housing Standard. All habitable rooms would be provided with sufficient natural sunlight, daylight and outlook.

The requirements as set out in the guidance in Medway Housing Standards (interim) November 2011 (MHDS), state that rear gardens should measure 10m in depth and on constrained sites 7m in depth. The proposal would meet these requirements and therefore, future occupants would be provided with sufficient private amenity space.

Therefore, having regard to the above considerations, no objection is raised in regard to future occupant amenity under Policy BNE2 of the Local Plan and Paragraph 130f of the NPPF.

### Highways

The Medway Council Residential Parking Standards states that a 1 bedroom dwelling would require a minimum of 1 car parking space and a 2 bedroom dwelling would require a minimum of 1.5 car parking spaces. This would mean the proposal would require a minimum of 2.5 car parking spaces. No off- road parking is proposed as part of this development. However, the property was constructed as a semi detached property and the number of bedrooms would not increase as a result of this application – indeed they would decrease by 1. In addition, the site is in a relatively sustainable location with a bus stop almost immediately outside the property, being close to a primary school and the secondary school under construction and within relatively short distance of a local centre. As such no objection is raised in relation to parking.

Policy T4 of the Local Plan states that secure cycle parking facilities will be sought in new developments. The applicant has shown a shed would be provided in each of the gardens for cycle storage, which meets the requirements for cycle storage in new developments. A condition is recommended to ensure that the cycle storage is provided and maintained as part of the application.

Consequently, it is not considered the proposal would result in any unacceptable impact to highway safety or highway function and, therefore, is acceptable in terms of Policies T1 and T13 of the Local Plan and paragraph 111 of the NPPF.

### *Climate Change and Energy Efficiency*

A climate change statement has been submitted with the application. The statement details how the conversion of the dwelling would take place and outlines the measures that would be put in place for each dwelling to address climate change and energy efficiency.

- Energy efficient windows.
- Energy efficient HVAC system.
- Use renewable energy sources such as solar panels.
- Improved insulation.
- Install water efficient fixtures.
- Incorporate rainwater harvesting systems.
- Promote waste segregation and recycling.
- Install air purifiers.

A condition is recommended for an energy efficiency and climate change verification report to be submitted to confirm the above measures have been secured.

No objections would therefore be raised regarding paragraph 154 of the NPPF.

### *Bird Mitigation*

As the application site is within 6km of the North Kent Marshes SPA/Ramsar Sites, the proposed development is likely to have a significant effect, either alone or in combination, on the coastal North Kent Special Protection Areas (SPAs)/Ramsar sites from recreational disturbance on the over-wintering bird interest. Natural England has advised that an appropriate tariff of £314.05 per dwelling (excluding legal and monitoring officer's costs, which separately total £550) should be collected to fund strategic measures across the Thames, Medway and Swale Estuaries. This tariff should be collected for new dwellings, either as new builds or conversions (which includes HMOs and student accommodation).

These strategic SAMMS mitigation measures are being delivered through Bird Wise North Kent, which is the brand name of the North Kent Strategic Access Management and Monitoring Scheme (SAMMS) Board, and the mitigation measures have been

informed by the Category A measures identified in the Thames, Medway & Swale Estuaries Strategic Access Management and Monitoring Strategy (SAMM) produced by Footprint Ecology in July 2014. Further information regarding the work being undertaken is available at The Bird Wise website which can be found at <https://northkent.birdwise.org.uk/about/>.

The applicant has submitted a SAMMS Mitigation Contribution Agreement and payment and therefore no objection is therefore raised under Policies S6 and BNE35 of the Local Plan and paragraphs 180 and 181 of the NPPF.

### **Conclusions and Reasons for Approval**

The proposal reinstates a semi detached property and the extension is acceptable in design and amenity terms. While no car parking is proposed, the site is in a sustainable location and is not adding any additional properties compared to what was originally in existence.

The proposal is considered to be acceptable and would comply with the provisions set out in Policies BNE1, BNE2, BNE35, H4, S6, T1 and T13 of the Medway Local Plan 2003 and paragraphs 11, 60, 111, 126, 130, 154, 180, and 181 of the Nationally Planning Policy Framework.

The application would normally be determined under delegated powers but is being referred to Committee for decision due to the objection from Frindsbury Parish Council.

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### **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/>