

MC/24/0442

Date Received: 29 February 2024

Location: 308 Hempstead Road, Hempstead, Gillingham Medway

Proposal: Change of barn hip to gable ends with construction of a dormer to rear and roof lights to rear to facilitate living accommodation within the roof space.

Applicant Mr & Mrs A Lawrence

Agent WA Architects
Mr Lee Woodward
31 Dippers Close
Kemsing
TN15 6QD

Ward: Hempstead & Wigmore

Case Officer: Jonathon Simon

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 June 2024.

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:

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A.04 - Proposed Floor Plans and Elevations

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 proposed en suite window on the south elevation shall be fitted with obscure glass and apart from any top-hung light, that has a cill height of not less than 1.7 metres above the internal finished floor level of the room it serves, shall be non-opening. This work shall be completed before the new loft area is brought into use and shall be retained thereafter.

Reason: To ensure the development does not prejudice conditions of amenity by reason of unneighbourly overlooking of adjoining property, 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.

Proposal

The proposed development is for roof alterations to change the roof of the original property from a hip to gable ends together with the construction of a dormer to the rear, the installation of rooflights to the rear, a new window in the new south side gable and a new window in the front gable to facilitate habitable accommodation within the roof space. As part of the proposals, the ridge height of the roof will be increased by approximately 2m.

Within the habitable roof space will be a bedroom, ensuite bathroom and walk-in wardrobe. However, there is no net increase in the number of bedrooms as the smallest bedroom on the first floor is to be lost to create the internal staircase required to access the new bedroom within the roof space.

Relevant Planning History

- MC/14/3088 Construction of a single storey side/rear extension - Demolition of existing extensions.
Decision: Approval with Conditions
Decided: 12 January 2015
- MC/03/0492 Construction of single storey front extension (demolition of porch).
Decision: Approval with Conditions
Decided: 22 April 2003

- GL/78/310B Single storey rear extension.
Decision: Approval with Conditions
Decided: 15 September 1986
- GL/78/310A Private garage and storm porch.
Decision: Approval with Conditions
Decided: 31 May 1979
- GL/78/310 Two storey side extension, internal alterations and double garage
as amended plans received 2/2/79.
Decision: Approval with Conditions
Decided: 23 March 1979

Representations

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

One letter of objection was received, however, this was later withdrawn.

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 December 2023 (NPPF) and are generally considered to conform. Where non-conformity exists, this is addressed in the Planning Appraisal section below.

Planning Appraisal

Design

The proposal is to change the roof design from one of hipped roof to one that is gabled to the sides in order to facilitate the conversion of the roof space to habitable accommodation. Hempstead Road is a residential road made up of predominantly detached properties which exhibits a mixed character with the majority of properties each having their own unique elements to them along with a variety of roof types and styles.

It is acknowledged that the increase of the ridge height by approximately 2m, is significant compared to the two properties immediately adjacent to the application site, however due to the properties on Hempstead Road varying in their size and scale, when the proposed development is viewed within the street scene as a whole, the proposed development would not look incongruous.

The existing front-facing gable end on the front elevation will increase with the ridge height to result in the proposed front-facing gable end having a broadly similar appearance when

viewed from the street scene, albeit that the ridge height would be higher. The external materials used would also be matching to the existing, further adding to this similarity.

The proposed rear dormer would be modest in size and would be set down from the roof ridge, would be set in from the edges and would also be set back from the eaves. As a result, the proposed dormer would not appear dominant within the roof scape.

The proposed development is not considered to cause unacceptable harm to the appearance of the host dwelling or wider street scene therefore complies with Policies BNE1 of Medway Local Plan 2003 and paragraphs 131 and 135 of the NPPF.

Residential Amenity

The existing bedroom that is being lost on the first-floor measures at just under 6m² which is below the 7.5m² required under the nationally described space standard for a single bedroom. The proposed bedroom within the roof space would be over 20m² which far exceeds the minimum requirement of 11.5m² for a double bedroom set out in the nationally described space standards. This would result in an improvement to the amenity of current and future occupiers of the host property.

There is potential for overlooking arising from the window on the south side elevation at roof level. However, this window would serve an en-suite and therefore could be obscure glazed to protect privacy and an appropriate condition is recommended.

A sunlight assessment has been carried out which shows that there is already a degree of overshadowing to no.306 already present and the proposals would not result in an unacceptable increase to the existing degree of overshadowing.

It is considered that there would be no unacceptable impacts in terms of daylight, sunlight, and outlook, over and above that which is already present, arising from the proposed development. It would therefore be in accordance with Policy BNE2 of the Local Plan and paragraph 135(f) of the NPPF.

Highways

The proposed development would not result in a net increase to the number of bedrooms and in any event, the existing property already has provision for a minimum of three off-street parking spaces and as such exceeds the requirements in the Council's adopted parking standards for a property of the size proposed.

As there is no change to the parking provision there will be no impact on highways safety. It would therefore be in accordance with Policies T1 and T13 of the Local Plan and paragraph 115 of the NPPF.

Conclusions and Reasons for Approval

The proposed development is considered to be acceptable in terms of design, residential amenity and in highway terms and is in accordance with policies BNE1, BNE2, T1 and T13 of the Local Plan and paragraphs 115, 131, 135 and 135(f) of the NPPF. The application is accordingly recommended for approval.

The application would normally be determined under delegated powers but is being referred to Committee due to the applicant being an elected member of the council.

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/>