

MC/25/0141

Date Received: 27 January 2025

Location: 15 Bayswater Drive, Parkwood, Gillingham, Medway

Proposal: Construction of a two storey front extension, part two storey part single storey rear extension, single storey side extension, bay windows to front, installation of second floor windows to front, both sides and rear to provide additional living accommodation within roof space and extension to existing vehicular crossover to front.

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Ward: Rainham South East

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 7 May 2025.

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 27 January 2025:

CB3240.05 - Proposed South and West Elevations

CB3240.06 - Proposed North and East Elevations

CB3240.07 - Proposed Roof Plan and Parking Layout

CB3240.08 - Proposed Foundation and Joist Plans

Received 17 March 2025:

CB3240.03 Rev A - Proposed Ground and First Floor Plans

CB3240.04 Rev A - Proposed Loft Plan and Sections

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

- 3 All materials used externally shall match those set out in the application form, drawing CB3240.05 - Proposed South and West Elevations and drawing CB3240.06 - Proposed North and East Elevations received on 27 January 2025.

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 All side windows at first floor and loft level 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 any part of the extended property 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 the construction of a two-storey front extension, part two storey, part single storey rear extension and single storey side extension together with roof alterations and the installation of windows at loft level on the front, side and rear to facilitate habitable accommodation within the roof area. An extension is also proposed to extend the existing vehicle crossover and parking area to the front.

At ground level, the extensions will project approximately 1.7m to the front and approximately 10m to the rear. At first floor level, the extensions will project approximately 1.7m from the front and approximately 6m from the rear and at loft level, the extensions will project approximately 6m from the rear.

The existing property is a 2 storey hipped roof detached dwelling comprising 2 lounges, dining room, kitchen, hall and down stairs toilet at ground floor with 4 bedrooms (1 with en suite), a shower room and a bathroom at first floor.

The proposed extensions will provide at ground floor a lounge, kitchen/family room, study, utility room and down stairs toilet with the existing rooms being changed to provide 2 bedrooms (one with en suite), a plant room and another dining room. At first floor level, there will be a bathroom, lounge and two bedrooms, one of which will have an en-suite. Within the existing first floor there will be 2 bedrooms, one with en suite, a bathroom and

gym. Within the loft space are proposed a bedroom with en suite, a lounge, a shower room, study and storage area.

The numbering on the plans suggests the provision of 9 bedrooms but the floor plans detail the provision of 7 bedrooms in total.

Externally the roof will be raised and the property gabled to the side. The 2-storey front porch/landing extension will have a pitched roof. To the rear the 2-storey element will have twin gable with flat roof link between, with the remaining ground floor extension incorporating a flat roof.

There previously has been a linked garage to the side but that part on the applicant's property has been demolished. The proposal includes extending the cross over and providing a larger hard standing to the front of part of the property.

Relevant Planning History

None.

Representations

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

Six letters of objection have been received raising the following material planning considerations:

- Loss of light to no.13A.
- Loss of privacy to no.13A due to overlooking from the proposed side windows.
- The proposed development would be overbearing when viewed from no.13A.
- The proposed development would result in an overcrowded and cramped visual appearance that erodes the established pattern of development.
- The proposed development would be an overdevelopment of the site.
- The proposed development would be out of character with the surrounding area as a result of the proposed design and materials.
- Insufficient parking as part of the proposals.
- Potential noise general during the construction period.
- Due to the resultant size of the property, it could be turned into flats or an HMO in future.

Other matters were also raised, however these were not material planning considerations.

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 2024 (NPPF) and are generally considered to conform. Where non-conformity exists, this is addressed in the Planning Appraisal section below.

Planning Appraisal

Design

The proposed front extension provides only for a porch and extended landing at the centre of the property. While there are no other 2 storey front porches in the street, the set back and spacious character of the street mean that the front extension will not appear as dominant or unacceptably uncharacteristically harmful extension to the street scene. It is also proposed to increase the ridge height of the dwelling and change the hipped roof to gables to each side. While on this side of Bayswater drive, most of the properties are of uniform height and hipped, the properties opposite are gabled to the side, while the spacious setting of the properties in the street, along with the large tree to the front, mean that the increase in height will not be unacceptable or particularly prominent within the wider street scene.

The proposed single storey side extension would largely occupy a similar footprint to a previous detached garage that was demolished prior to the submission of this application. In addition, extensions such as these are the type of development you would expect to see within a residential area and are therefore considered to be acceptable.

The proposed rear extension would project approximately 10m, at ground level, and 6m, at first floor level, from the original rear wall of the host property. It is acknowledged that this would be a significant addition onto the rear of the property, however the application site occupies a very large plot and the proposed additions would sit comfortably within the plot. In terms of design the 2 storey element would be accommodated within 2 gabled projections linked with a flat roof, while the remaining single storey projection would be a flat roof. These extensions have been designed to be sympathetic to the pitched roof character of the area and existing property and will not be publicly visible in the wider area. They are therefore considered acceptable in design.

The existing property uses a mix of brick and hanging tiles, albeit the use of hanging tiles is rather limited with the majority of the external walls being constructed from brick. The materials proposed are a mix of render and cladding and whilst this would represent a considerable change, there are no restrictions on the use of specific materials in this area. In addition, there are several properties within the vicinity that contain cladding and whilst there are no rendered properties within the immediate vicinity of the application site, render is a very common finish on residential properties and is therefore considered to be acceptable.

Overall, whilst the proposed development is significant, it is not considered that the proposals would be an overdevelopment of the plot as whilst this would be one of the largest properties in the area, it also occupies one of the largest plots in the area and has been designed to sit comfortably within that plot.

As a result, the proposed development is not considered to cause detrimental 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

Concerns have been raised with regards to potential overlooking from the proposed side windows into neighbouring properties and is considered that these windows, at first floor and loft level, do have the potential to create an unacceptable level of overlooking that is not currently present. These windows all serve non-habitable rooms and therefore can be obscure glazed to prevent any overlooking and an appropriate condition is recommended. Subject to this condition, it is considered that there would be no unacceptable levels of overlooking as a result of the proposed development.

Concerns have been raised with regard to the proposed development being overbearing when viewed from the garden of no.13A. Currently, the existing property is located approximately 2m, from the boundary with no.13A, and 2.8m from the flank wall of no.13A. There are no proposals for the property to be extended towards the boundary and would remain a minimum of 2m from the boundary with no.13A. Whilst the two storey element of the proposals would extend approximately 6m from the rear of the host property, it would only extend approximately 3m further than the rear of the existing rear projection on no.13A. When this 3m projection is considered alongside the fact that the extension would be a minimum of 2m from the boundary, it is considered that the proposed development would not be overbearing when viewed from the gardens of neighbouring properties.

Concerns have been raised with regards to a loss of light to neighbouring properties. A sun on ground test has been undertaken which shows that the garden areas closest to their respective properties would already be overshadowed by the existing property. Whilst there would be additional overshadowing as a result of the proposals, this must also be viewed in context of the existing sweet chestnut tree which is located within the front garden between the application site and no.13A. This tree is considerably large and whilst not measured, it is approximated that this tree is at least twice the height of existing properties and therefore will cast a considerable shadow throughout the day. In this context, it is considered that there would not be any unacceptable additional overshadowing as a result of the proposed development.

It is therefore 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. As such no objection is raised with regard to Policy BNE2 of the Local Plan or paragraph 135(f) of the NPPF.

Highways

The existing parking provision provides for a minimum of two off-street parking spaces which is in compliance with the council's parking standards for a four bedroom property. The proposed development would see the total number of bedrooms increase, by three,

to a total of seven. In addition, it is proposed to increase the existing parking area to provide for a minimum of four off-street parking spaces which is in excess of the council's parking standards for a property of the proposed size.

The proposed development 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 116 of the NPPF.

Trees

There is a very large sweet chestnut tree located within the front garden of the application site and this tree is protected by TPO G104-1990. The proposed front extension would partially be within the root protection area (RPA) of this tree, however the host property and adjacent property, no.13A, are also already within the RPA of this tree. In addition, the area that the front extension is proposed to occupy is already concreted and as such it is considered that it is unlikely that there would be any unacceptable impacts to this tree as a result of these works as it is generally accepted that a tree can have approximately 20% of its RPA impacted without suffering any significant impacts.

It is considered that there would be no unacceptable impacts to protected trees and as such no objection is raised with regard to Policy BNE43 of the Local Plan.

Other Matters

Concerns have been raised with regard to the potential noise generation during the construction period, however if there is any statutory noise nuisance that occurs during the construction period, then this would be dealt with outside the planning process.

Whilst concerns have been raised about the potential for future conversion to flats or an HMO in the future, any change to either flats or an HMO for seven people or more would require planning permission.

Conclusions and Reasons for Approval

The proposed development is considered to be acceptable and is in accordance with policies BNE1, BNE2, BNE43, T1 and T13 of the Local Plan and paragraphs 116, 131, 135 and 135(f) of the NPPF.

The application would normally be determined under delegated powers but is being referred to the Committee due to the number of objections received expressing views contrary to the recommendation of 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/>