

MC/25/0184

Date Received: 2 February 2025
Location: 189 Maidstone Road, Rochester, Medway ME1 1SF
Proposal: Replacement of windows at the front of the house.
Applicant Medway Council
Mr Simon Curry
Agent
Ward: Rochester East & Warren Wood
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 24 February 2025:
Proposed Elevations

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 received 2 February 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.

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 replacement of the existing uPVC windows, at the front of the property, with uPVC sash windows. Planning permission isn't typically required for this type of development, however the application site is situated within the Watts Avenue and Roebuck Road Conservation Area and is subject to an Article 4 Direction and therefore planning permission is required.

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.

No representations have been received in relation to this application.

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 and Heritage

The proposals will replace the existing white uPVC windows with white vertical sash uPVC windows. The existing windows are generic and largely out of keeping with the historic nature of the Conservation Area while the proposed windows have been designed to be more in keeping with those present within the street scene and wider Conservation Area which is considered to be an improvement over what is currently present. There are other properties nearby within the Conservation Area that have uPVC sash windows.

The proposed development is not considered to cause detrimental harm to the appearance of the host dwelling, wider street scene or Conservation Area and indeed will be an improvement over the existing situation and therefore complies with Policies BNE1, BNE12 and BNE14 of Medway Local Plan 2003 and paragraphs 131, 135, 208 and 210 of the NPPF.

Residential Amenity

As the proposed development is for the replacement of existing windows and not creating any additional building footprint, 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, nor will there be any additional overlooking issues. As such no objection is raised with regard to Policy BNE2 of the Local Plan or paragraph 135(f) of the NPPF.

Highways

The proposed development, due to being for the replacement of existing windows, will not impact highways safety and parking provisions.

Conclusions and Reasons for Approval

The proposed development is considered to be acceptable and is in accordance with policies BNE1, BNE2, and BNE14, of the Local Plan and paragraphs 131, 135, 135(f), 208 and 210 of the NPPF.

The application would normally be determined under delegated powers but is being referred to the Committee as the applicant is an elected member of Medway 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 in the Planning Offices of Medway Council at Gun Wharf, Dock Road, Chatham ME4 4TR and here <http://publicaccess1.medway.gov.uk/online-applications/>