

## **MC/25/0709**

Date Received: 2 April 2025  
Location: 4 Cypress Road, Wainscott, Rochester Medway  
Proposal: Construction of a single storey rear extension and loft conversion to form habitable rooms.  
Applicant: Mrs Stacey McGregor  
Agent: BDK Consulting Ltd  
Mr Ben Kilgore  
11 Manor Park  
Eglinton  
BT473DL  
Ward: Strood Rural  
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 4 June 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 2 April 2025:

94-PL-10 - Existing and Proposed Site Plans  
94-PL-101 - Proposed 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.

**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 single storey rear extension together with the construction of a dormer to the rear to facilitate the conversion of the loft into habitable accommodation.

The proposed rear extension would project approximately 3.2m from the original rear wall of the host property and would have a flat roof with the extension being approximately 2.5m in height. The extension would contain a study and lounge area. The proposed rear dormer would have a volume of approximately 25.9m<sup>3</sup> and would contain an additional bedroom with en-suite.

## **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.

**One** anonymous letter of objection has been received and whilst they are not normally considered to the same degree as representations that are not anonymous, it is important to list the following material planning considerations that have been raised:

- Overlooking from the proposed development.
- Loss of light and overshadowing from the proposed development.

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

**Frindsbury Extra Parish Council** have advised that they have no objection to the proposed development.

**Southern Water** have advised that they have no objection to the proposed development.

## **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 rear extension would not be visible within the street scene, though it would have limited views from Sholden Road. The proposed rear extension would be constructed from matching materials and is the type of development you would expect to see within a residential area and is therefore considered to be acceptable.

The proposed rear dormer would have some visibility within the street scene and would take up the majority of the rear roofscape, however the proposed dormer would be constructed from matching materials and it is likely that a dormer of this size and scale could be constructed under permitted development rights without the need for planning permission. In addition, rear dormers to facilitate loft conversions are fairly commonplace within residential areas, with similar examples within the vicinity of the application site and is therefore considered to be acceptable.

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*

The application site is located on Cypress Road with the layout of this road and surrounding roads, Benenden Road and Sholden Road, meaning that there is effectively a 'U' shape of surrounding properties where a degree of overlooking takes place between them. The proposed extension, being single storey, would not introduce any overlooking which would be materially different to an individual being stood in the rear garden. The existing properties in Cypress Road have rear to rear overlooking to each other and a degree of rear to side overlooking with properties on Sholden Road. The proposed dormer would face rearwards with no windows on either side and would not introduce a form of overlooking that does not already exist from the surrounding 2 storey development. It is therefore considered that there would not be any unacceptable levels of overlooking, over and above that which is already present, as a result of the proposed development.

The application site is part of a pair of semi-detached properties, with the other half of this pair being no.2 which lies to the northeast of the application site and as such, there is a degree of overshadowing that occurs from the application site to no.2 adjacent. Due to the nature of the proposed development, it is not considered that there would be any unacceptable overshadowing impacts, over and above that which is already present, 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 proposed development would see the total number of bedrooms increase by one, to a total of four. The existing parking arrangements provide for a minimum of three off-street parking spaces which is in excess of the council's parking standards. There are no proposals to alter this parking provision or the existing access.

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.

## **Conclusions and Reasons for Approval**

The proposed development is considered to be acceptable and is in accordance with policies BNE1, BNE2, 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 as the applicant is a Medway Council employee who has involvement in the planning process.

---

## **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/>