

# Planning Committee

19<sup>th</sup> November 2025

**TPA/24/2254**

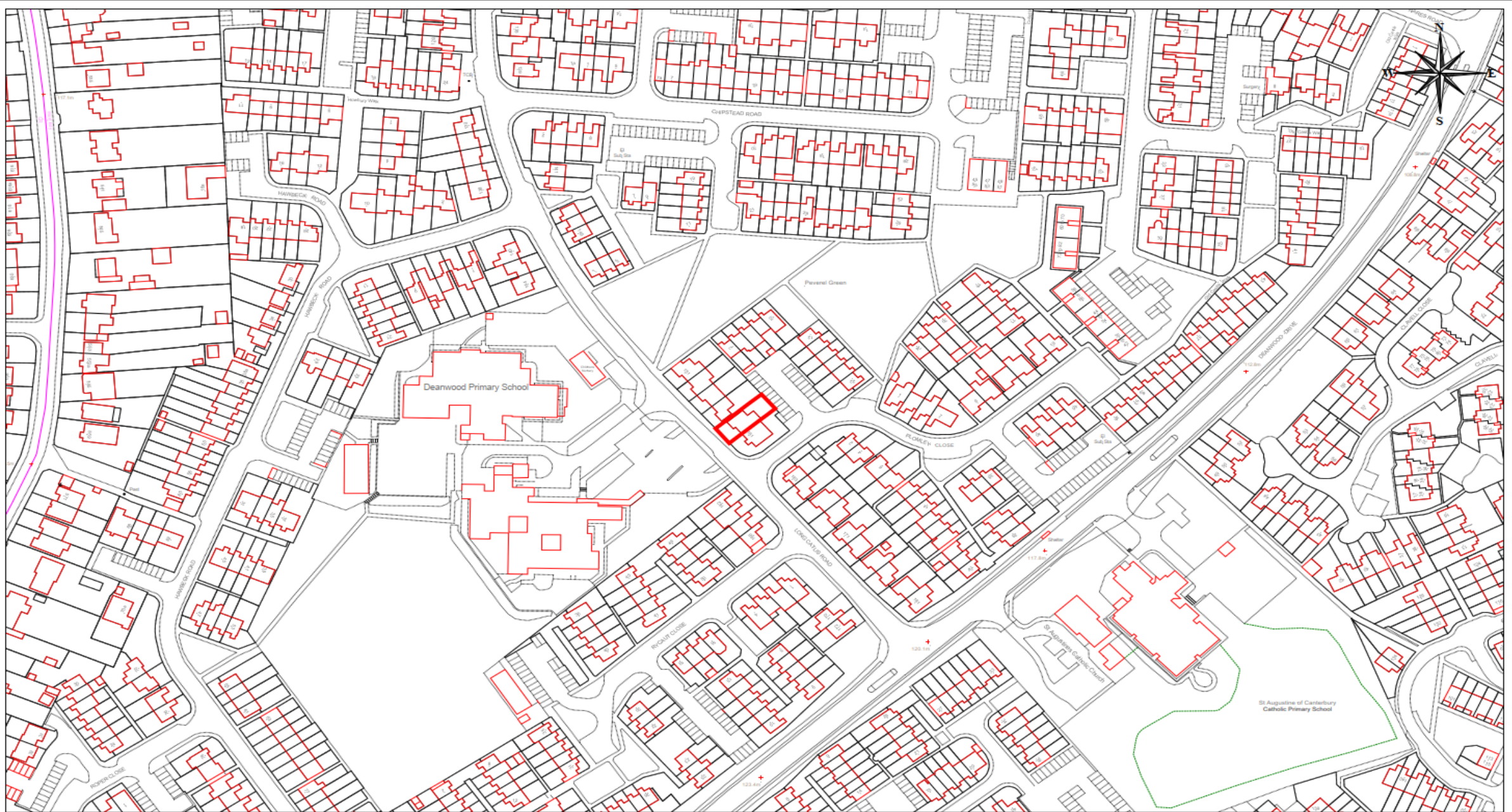
157 Long Catlis Road

Parkwood

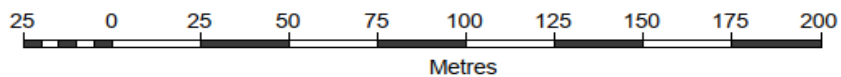
Gillingham

ME8 9TY





**TPA/24/2254 - 159 Long Catlis Road, Parkwood, Gillingham, ME8 9TY**



# Site Location





# Photographs of Site



# Photographs of Site





# Photographs of Site



# Photographs of Site



**MC/25/0753**

St John Fisher School  
79 Maidstone Road Chatham  
ME4 6DP





**MC/25/0753 - St John Fisher School, 79 Maidstone Road, Chatham, ME4 6DP**

25 0 25 50 75 100 125 150 175 200

Metres



Site  
context





Site  
context







Existing school  
buildings







Street Views  
Maidstone Road







Street Views  
Maidstone Road



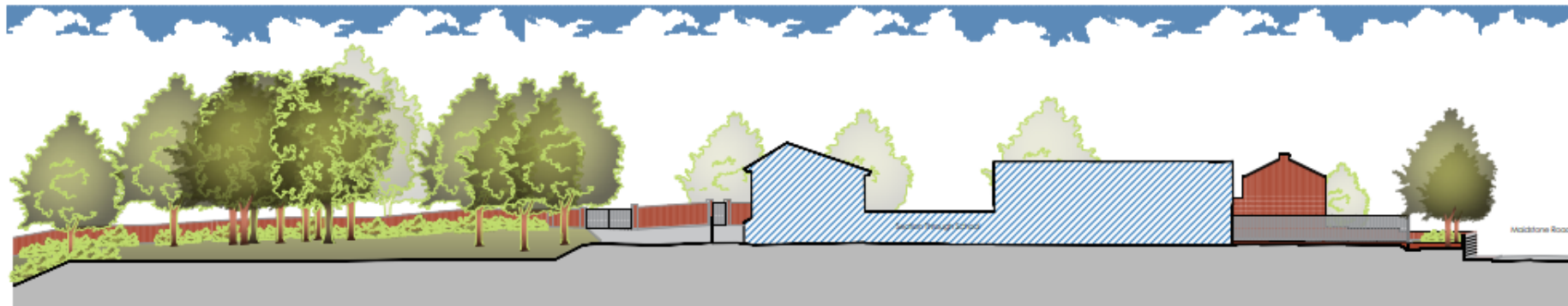
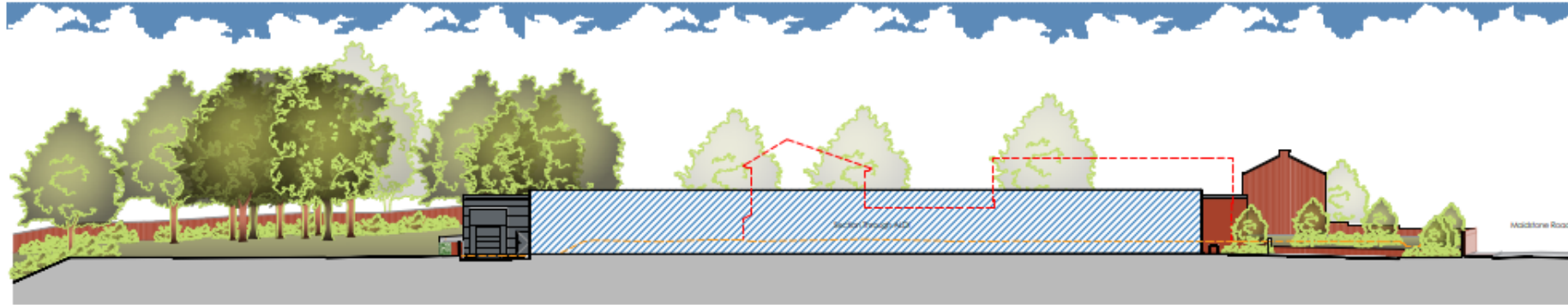


Existing site  
plan



[illegible]

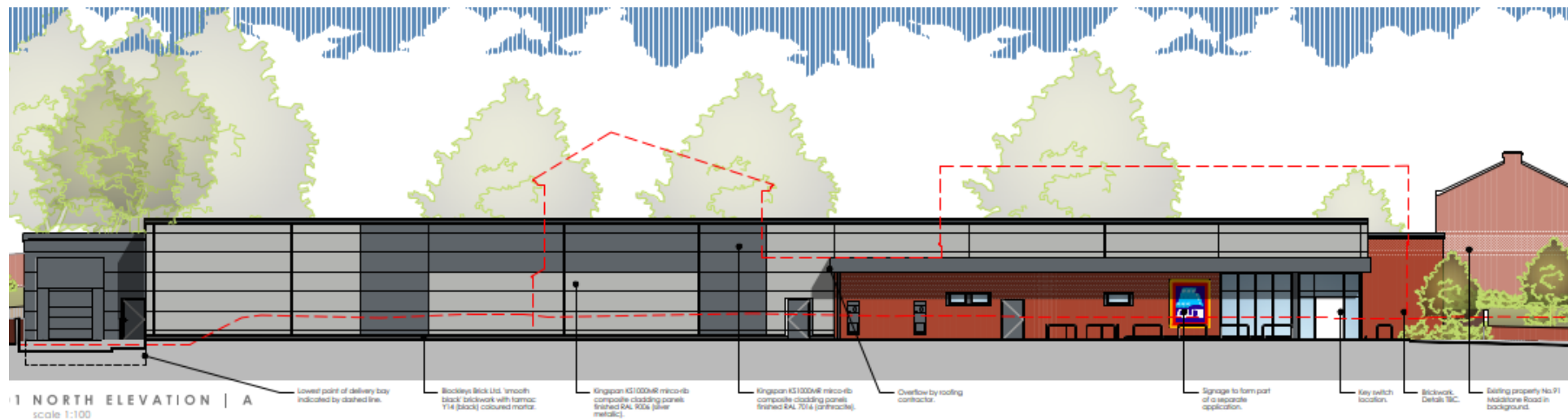




Site  
sections



## Proposed elevations



**DRAWING KEY:**  
 - Outline of former St John the Baptist Church  
 - Church to be demolished (outline indicates existing ground levels to be amended to suit proposed)

**THE HARRIS PARTNERSHIP**  
 Architecture  
 Working/Planning  
 Interior Design  
[www.harrispartnership.co.uk](http://www.harrispartnership.co.uk)  
 01243 810000 01243 810001 01243 810002

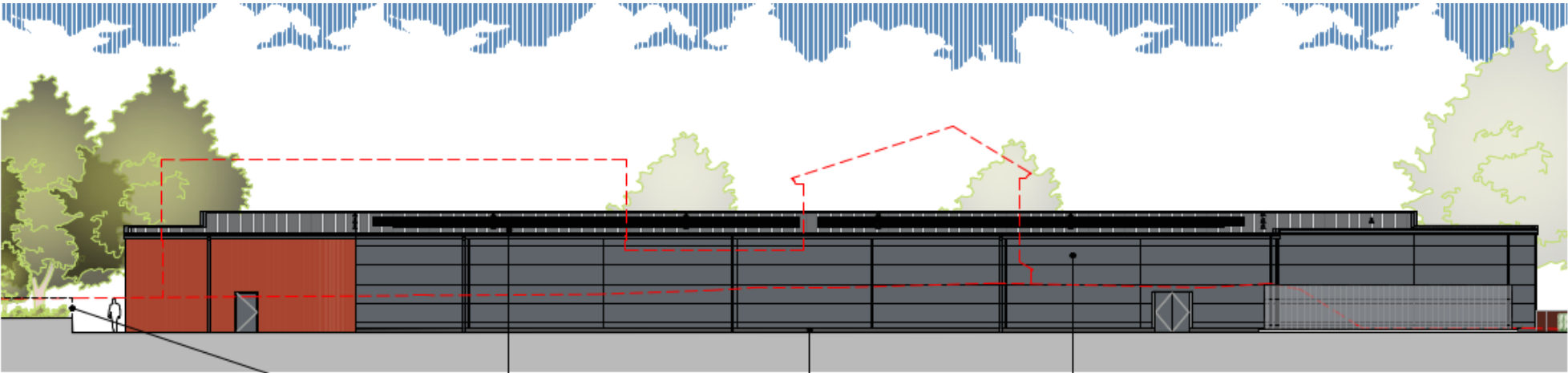
**Client:**  
 Aid Stores Ltd

**Project No:**  
 Proposed Development

**79 Midstone Road  
 Chatham  
 ME8 4DG**

**Drawing No:**  
 Proposed Elevations

Proposed  
elevations



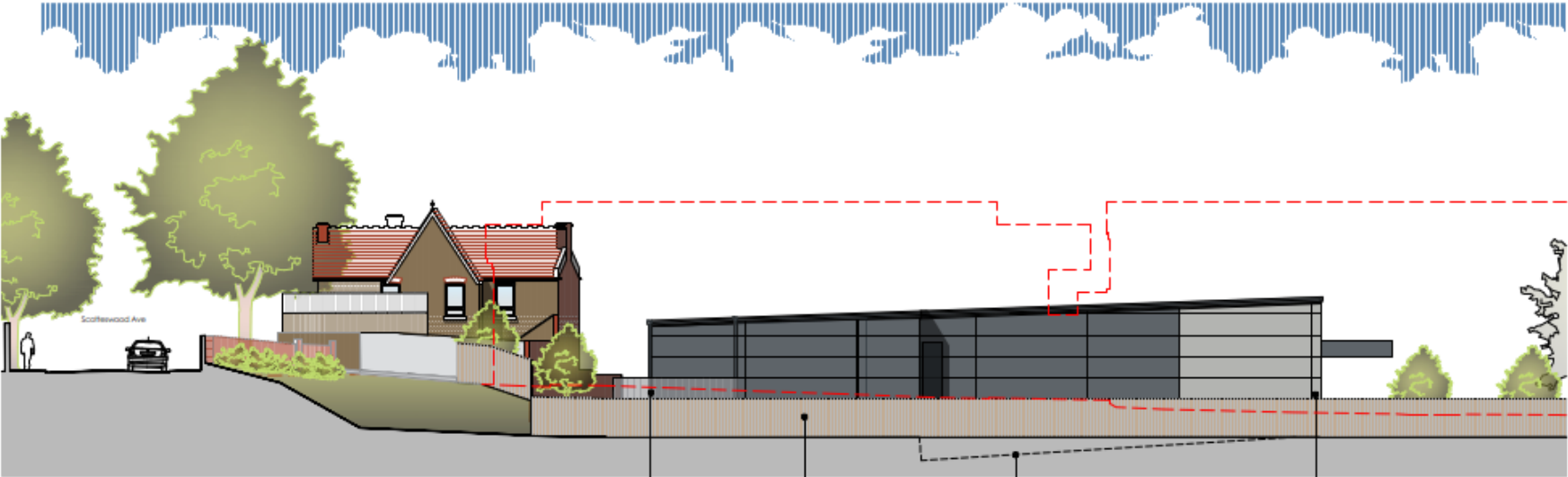
03 SOUTH ELEVATION | C  
scale 1:100

Top of slope behind  
indicated in dashed line.

Kingpan KS1000TD (topdeck)  
trapezoidal composite roofing  
panels finished RAL 7016  
(anthracite)

Blackley Brick Ltd. 'smooth  
back' brickwork with format  
1:1.4 (stock) coloured mortar

Kingpan KS1000W48 micro-rib  
composite cladding panels  
finished RAL 7016 (anthracite)



04 EAST ELEVATION | D

2.4m high paladin fence to  
refrigeration enclosure. Gate  
to be lockable. All by metal

Proposed Closeboard timber  
fence to eastern boundary with  
2x Redstart Link GreenMillie

Sloped ramp behind  
indicated in dashed line.

Aluminum corner flashing  
metallic silver RAL 9006

**DRAWING KEY**

Outline of former St John Peter Catholic Church to be demolished (see the inclusion of existing ground levels to be amended to suit proposed).

**THE HARRIS PARTNERSHIP**  
Architectural  
Masterplanning  
Interior Design  
www.harrispartnership.co.uk

**Aid Stores Ltd**

**Project Info**  
Proposed Development  
79 Middleton Road  
Chatham  
ME4 6DG

**Issued By**  
Proposed Elevations

Rev	Date	Description
001	1.1.20	RA
002	08.24	RA

Issued By: [Signature]





CGI from site entrance





CGI from Maidstone Road





CGI from Maidstone Road





[illegible]

# MC/25/1363

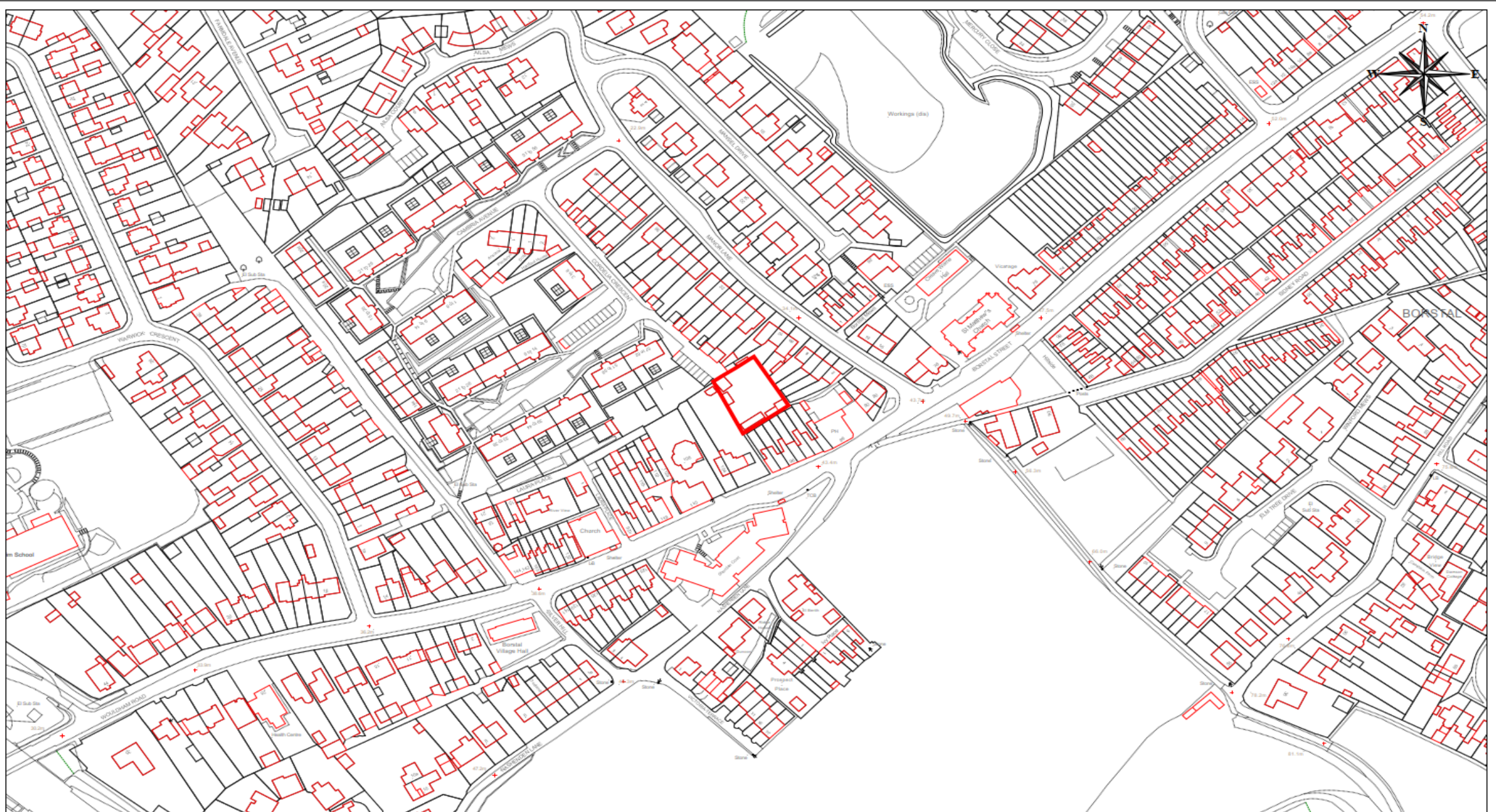
Land Rear of Garage Site

Cordelia Crescent

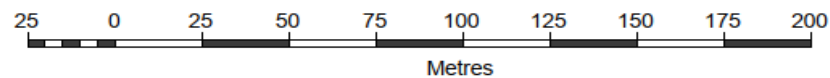
Borstal Rochester

ME1 3JN





**MC/25/1363 - Land Rear Of Garage Site, Cordelia Crescent, Borstal, Rochester, ME1 3JN**





# Site Location





# Access into the and around the site



Looking towards the garages



Cordelia Crescent leading  
down to Cambria Avenue



# Aerial Shots

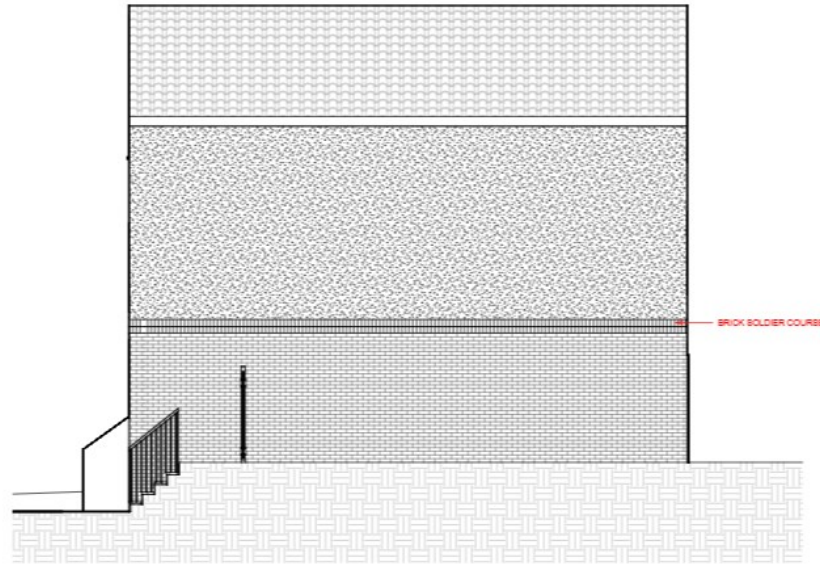
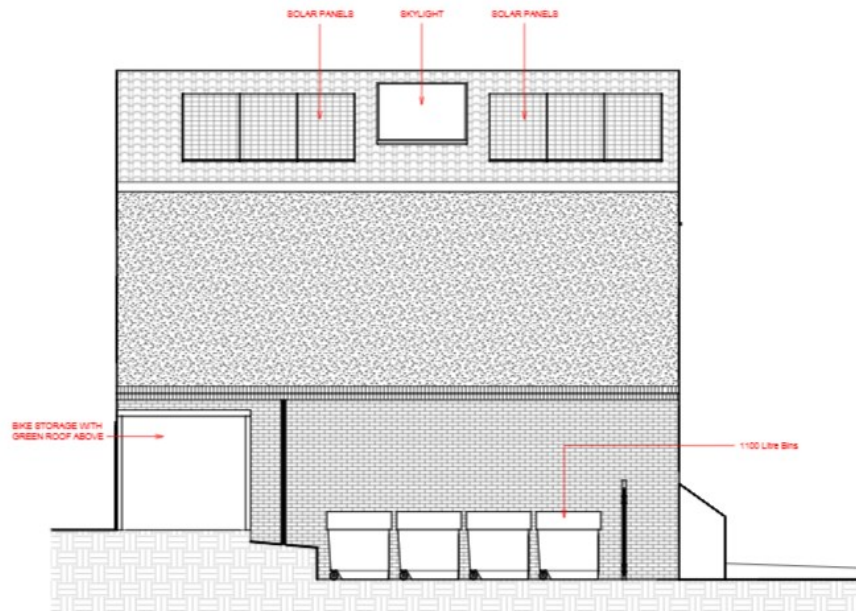


# Block Plan and Roof Plan

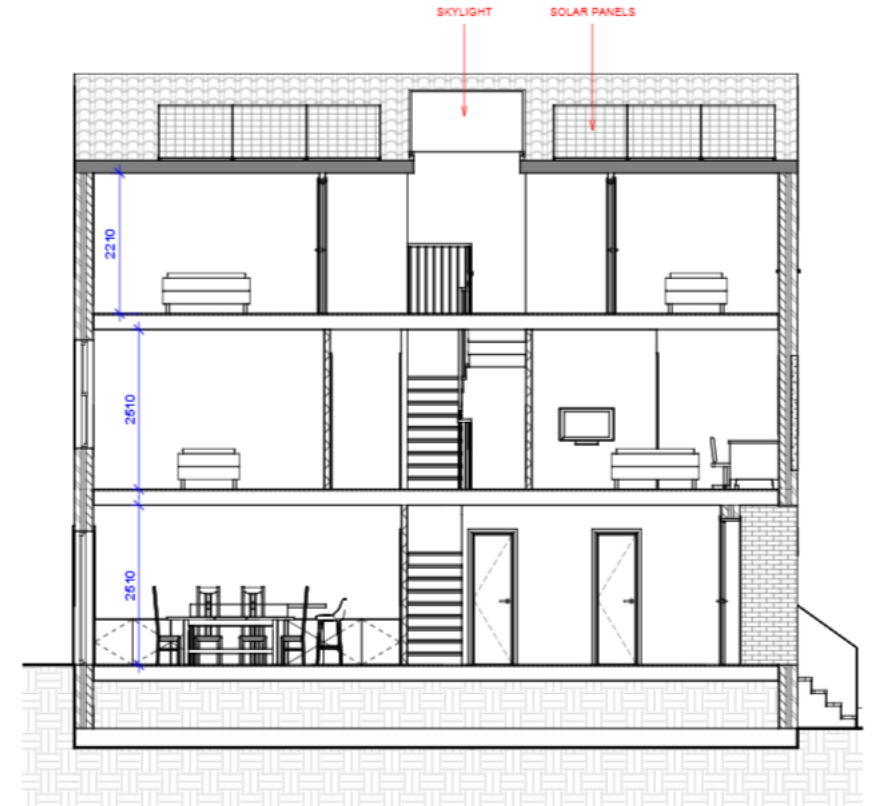




# Elevations Front, Rear, Side

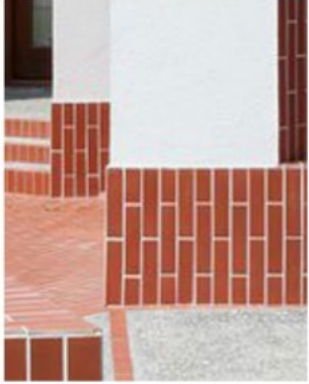


# Sections





# Architectural details and materials





# Example CGI



MC/25/1784

MCL LTD

Grove Road

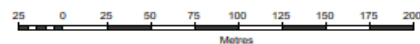
Upper Halling, Rochester

ME2 1HZ

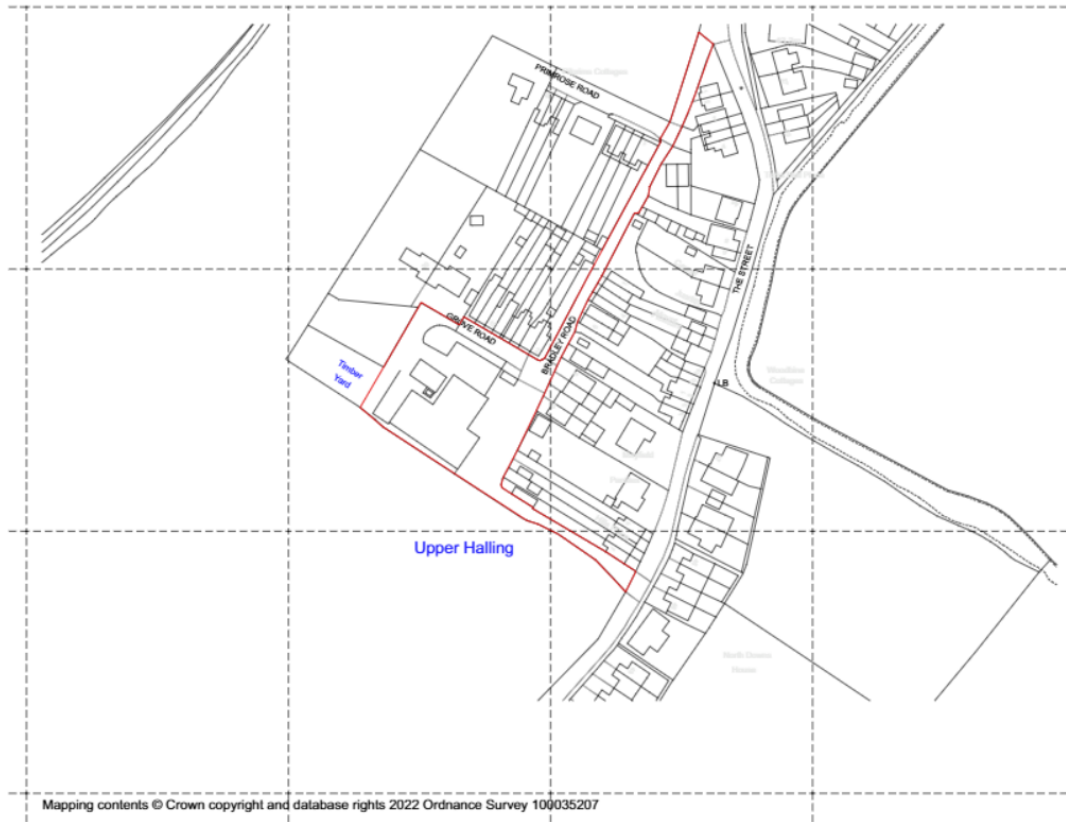




**MC/25/1784 - MCL Ltd, Grove Road, Upper Halling, Rochester, ME2 1HZ**

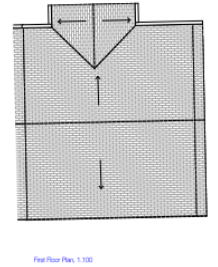
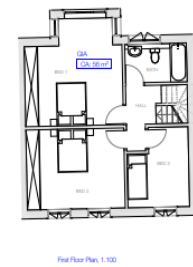
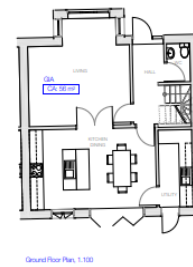
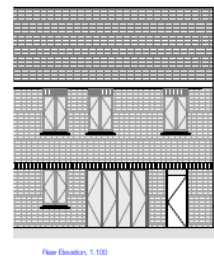
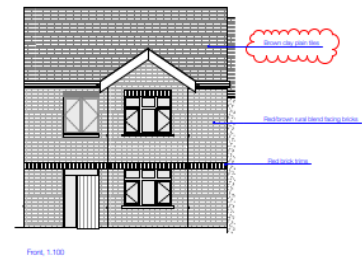
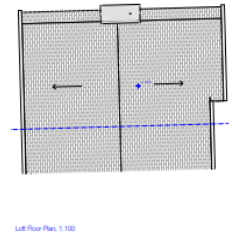
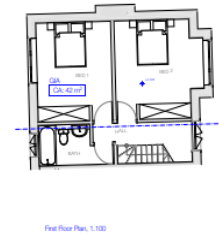
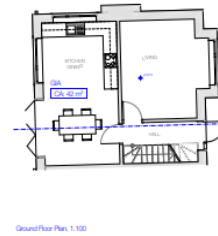
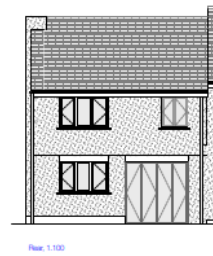
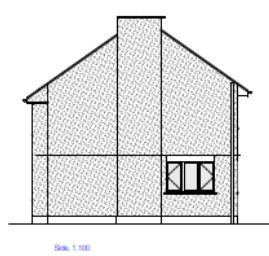
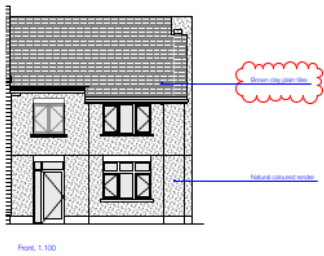
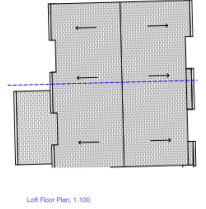
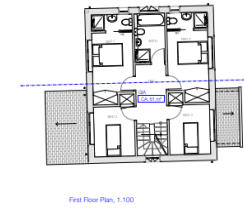
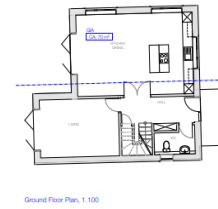
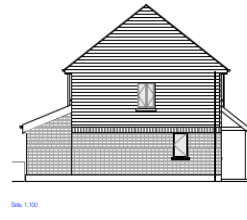
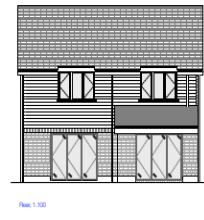
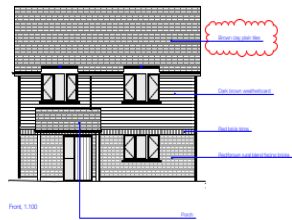


# Background – MC/22/2915 – Original Consent

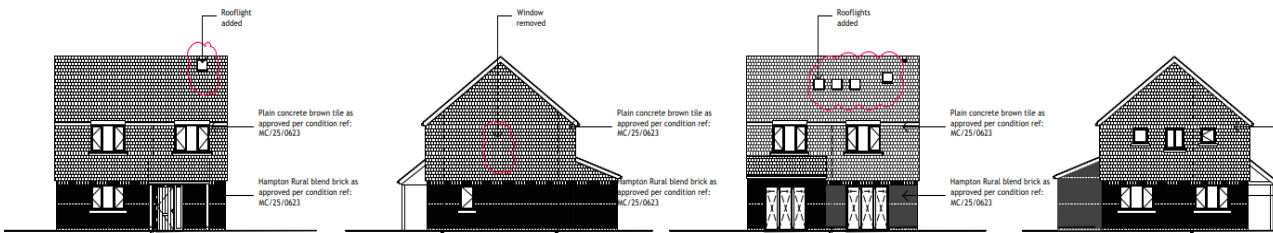




# MC/22/2915 – Elevations and Floor Plans



# MC/25/1781 – Non-Material Consent

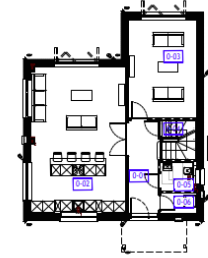


Front Elevation  
1:1000(A1), 1:2000(A3)

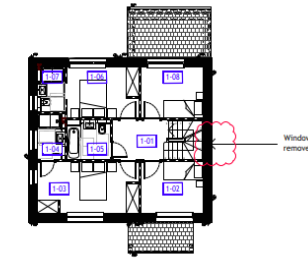
Side Elevation  
1:1000(A1), 1:2000(A3)

Rear Elevation  
1:1000(A1), 1:2000(A3)

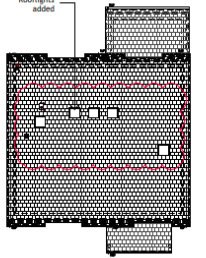
Side Elevation  
1:1000(A1), 1:2000(A3)



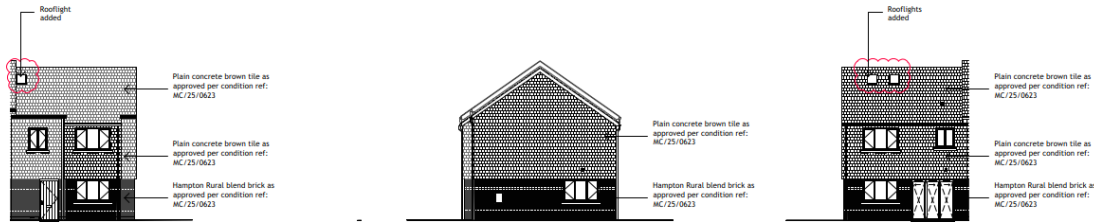
Ground Floor Plan  
1:1000(A1), 1:2000(A3)



First Floor Plan  
1:1000(A1), 1:2000(A3)



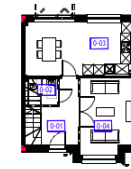
Roof Plan  
1:1000(A1), 1:2000(A3)



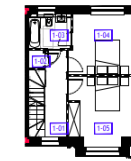
Front Elevation  
1:1000(A1), 1:2000(A3)

Side Elevation  
1:1000(A1), 1:2000(A3)

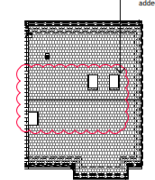
Rear Elevation  
1:1000(A1), 1:2000(A3)



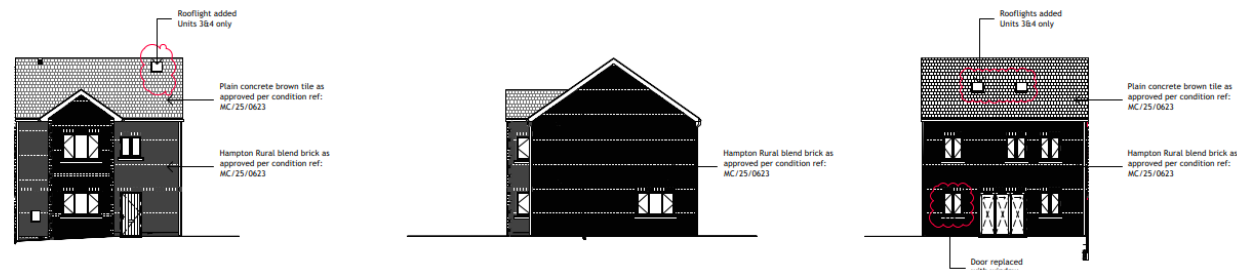
Ground Floor Plan  
1:1000(A1), 1:2000(A3)



First Floor Plan  
1:1000(A1), 1:2000(A3)



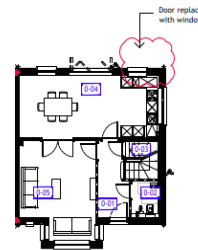
Roof Plan  
1:1000(A1), 1:2000(A3)



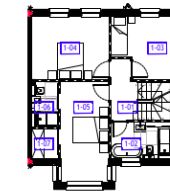
Front Elevation  
1:1000(A1), 1:2000(A3)

Side Elevation  
1:1000(A1), 1:2000(A3)

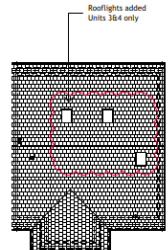
Rear Elevation  
1:1000(A1), 1:2000(A3)



Ground Floor Plan  
1:1000(A1), 1:2000(A3)



First Floor Plan  
1:1000(A1), 1:2000(A3)



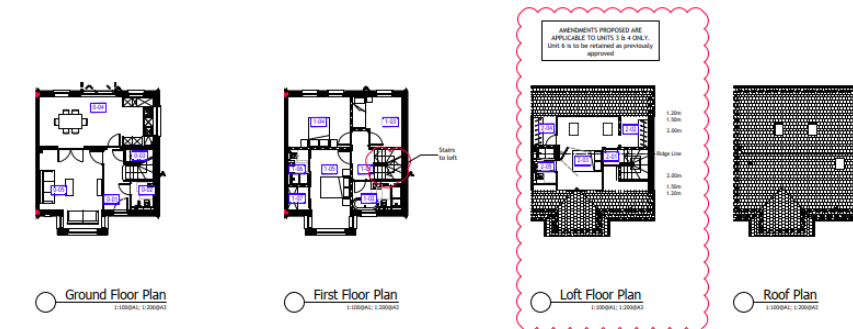
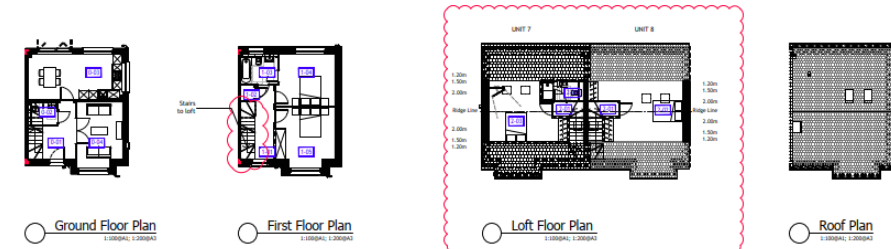
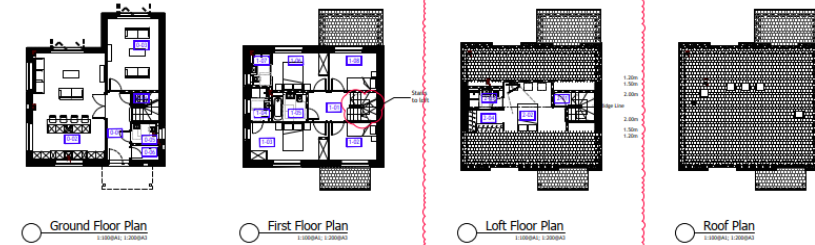
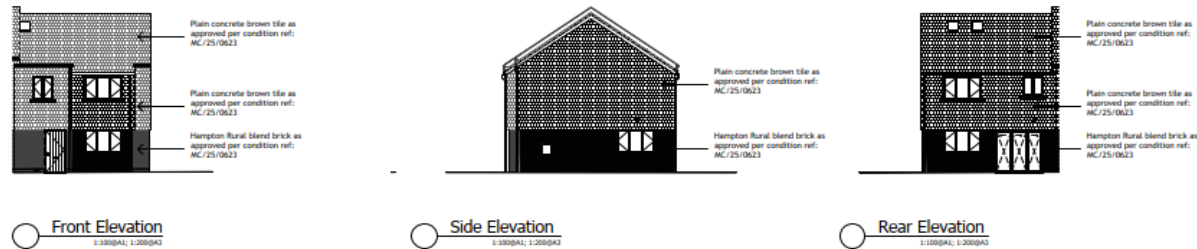
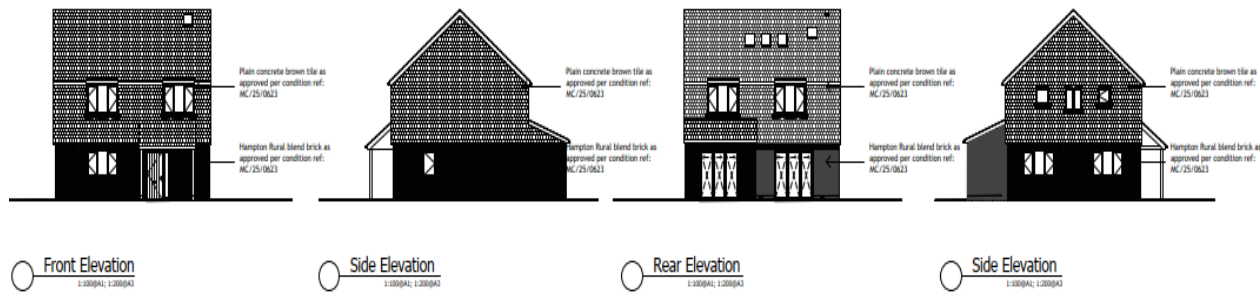
Roof Plan  
1:1000(A1), 1:2000(A3)



# Current Application - MC/25/1784 – Proposed Gate



# Proposed Elevations and Floor Plans





# Original Consent & Current Application



**MC/25/0811** – Land at East Hill Phase 2

**MC/25/0830** – Land at East Hill Phase 3

**MC/25/0812** – Land at East Hill Phase 4

Chatham

Kent

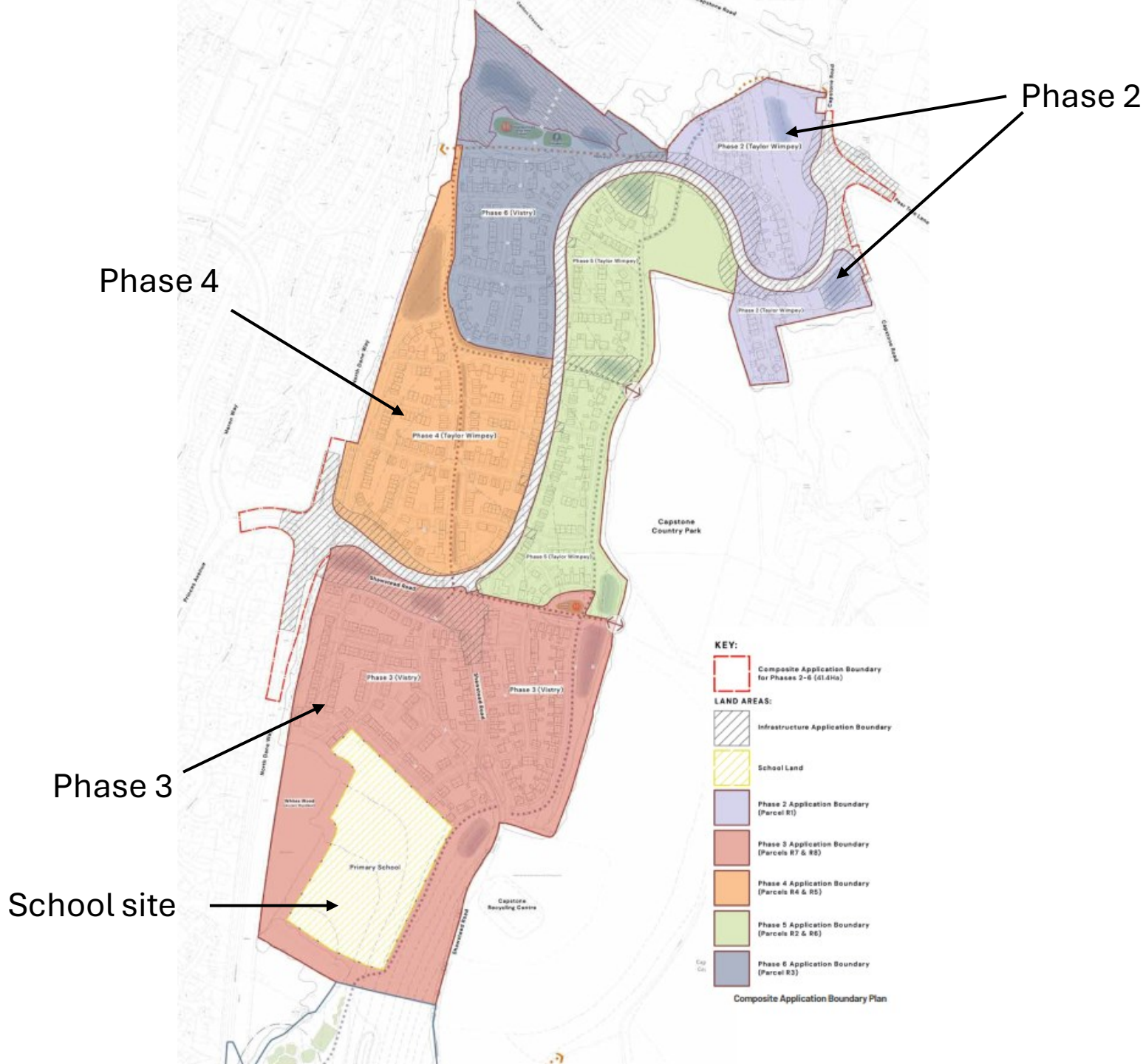


East Hill –  
Phases 2 – 6 outlined in red  
(includes school and allotment sites)  
Phase 1 visible below





Approved phasing plan for East Hill





## East Hill character areas

### Phase 2

HALE – low density

### Phase 3

URBAN QUARTER – high density

SPINE ROAD – high density

SHAWSTEAD ROAD – suburban

RURAL EDGE – lower density

### Phase 4

HILL TOP – suburban

SPINE ROAD – high density







## MC/25/0811 - Land At East Hill (Phase 2), Chatham, Kent



## Phase 2

HALE character  
area

36 Homes

Predominantly  
detached with a  
pair of semi-  
detached

Steep site with  
open spaces



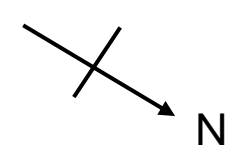




Local precedent images to inspire proposed character

Overall layout with precedent character photos









## Materials

MAIN WALL MATERIAL:	
	Red multi brick
	Red/orange brick
	Horizontal black weatherboarding to car barn
ROOF MATERIAL:	
	Brown roof tiles



## Building Heights

BUILDING HEIGHTS:	
	2.5 storey building
	2 storey building
	Single storey/garages





More detailed plans of each parcel within Phase 2

Top



Middle



Bottom





Examples of various house types in PHASE 2



4 bed

Front Elevation



4 bed

Front Elevation



5 bed

Front Elevation



3 and 4 bed

Front Elevation



3 bed

Front Elevation



5 bed

Front Elevation



4 bed

Front Elevation

Note: Front elevation is coloured for illustration purposes.  
please refer to materials plan for specific materials.





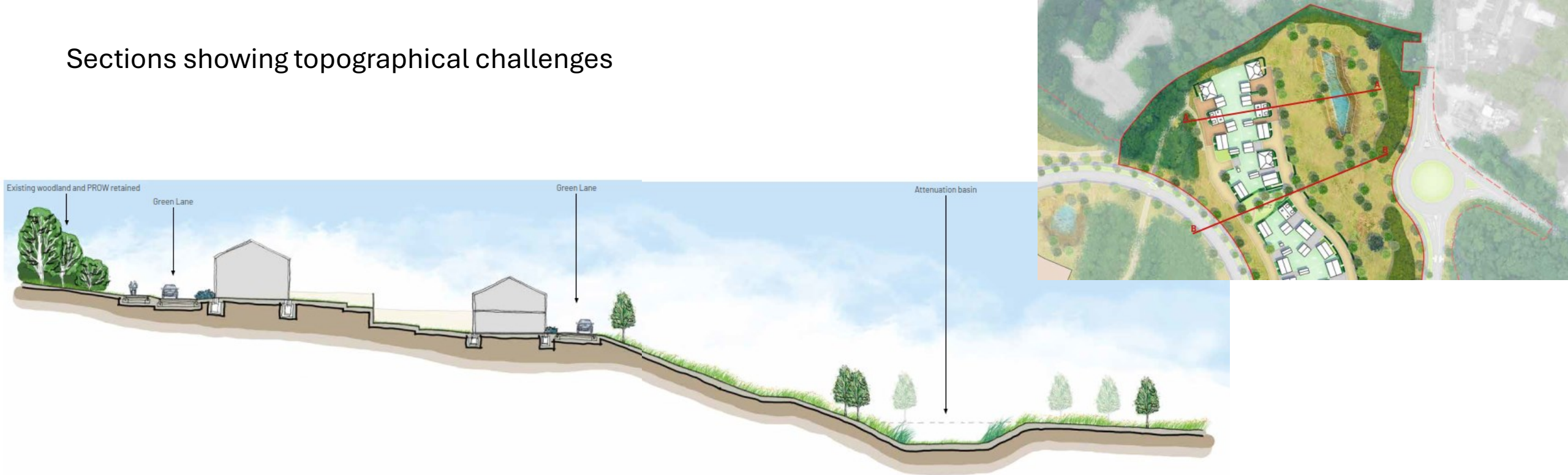
STREETSCENE A - A (GREEN LANE EAST)

## Street scenes of PHASE 2



STREETSCENE B - B (GREEN LANE WEST)

Sections showing topographical challenges



Section AA - Attenuation Basin & Residential Development



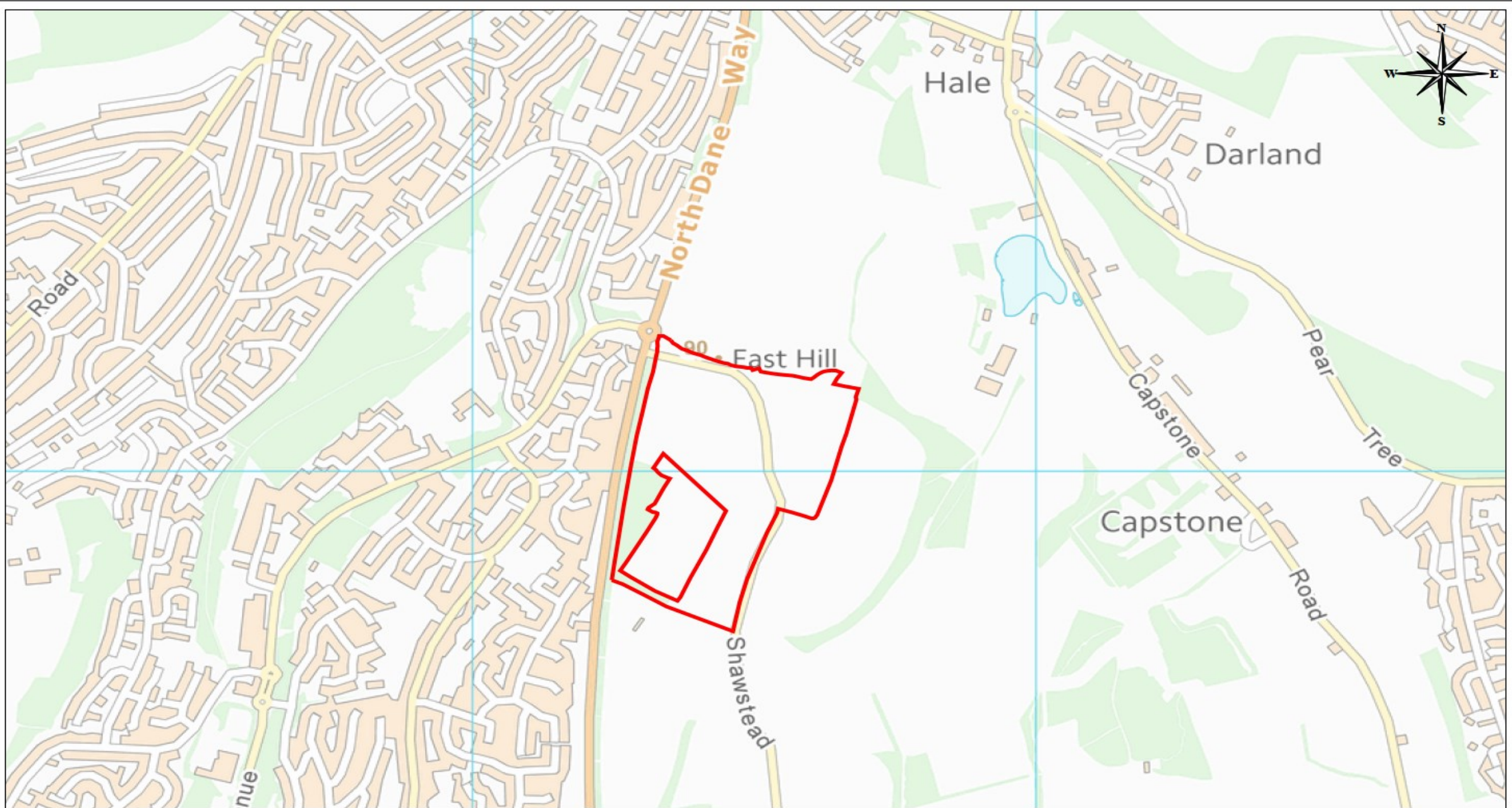




**VIEW 1**  
Phase 2 - View south west up the Spine Road towards the dwellings (plots 104 & 92-94) that will overlook Capstone Road.







## MC/25/0830 - Land At East Hill (Phase 3), Chatham, Kent



## Phase 3

Character Areas:

URBAN QUARTER – high density

SPINE ROAD – high density

SHAWSTEAD ROAD – suburban

RURAL EDGE – lower density

263 Homes

Higher density with mix of terrace, semi-detached and detached as well as commercial and flats

Open spaces include Community Green







Local precedent images to inspire proposed character

Urban Quarter



Local precedent images to inspire proposed character

Rural Edge

Overall layout with precedent character photos





3D Aerial view of  
the Phase 3 area



# Parking Strategy



**RESIDENTIAL PARKING STRATEGY:**

	Residential allocated spaces (391 spaces)
	Residential allocated M4(2) spaces (61 spaces)
	Residential allocated M4(3) spaces (6 spaces)
	Residential allocated garage spaces (84 spaces)
	Visitor spaces (49 spaces)
	Local Centre visitor spaces (7 spaces)



# Materials



MAIN WALL MATERIAL:	
	Red multi brick
	Red/orange brick
	Buff brick
ROOF MATERIAL:	
	Grey slate effect roof tiles
	Red roof tiles
	Flat roofs
FEATURE MATERIALS: (refer to house type pack for further details)	
	Brick detailing to ground floor (protruding courses), plus black weatherboarding detail between ground and first floor windows.
	Protruding brick detail between ground and first floor windows
	Blue engineering brick detail between ground and first floor windows
	Horizontal black weatherboarding to feature gables
	Light Grey weatherboarding to feature gables
	Vertical black weatherboarding to feature gable of Local centre building
	Grey Windows
	White Windows

**Notes:**  
(Please refer to house type pack for further details)

All doors colour grey anthracite  
Please refer to house type pack for window colour  
All rain water pipes colour black  
All garage doors colour black



# Building Heights





# Tenure split





Examples of various house types in PHASE 3



FRONT ELEVATION

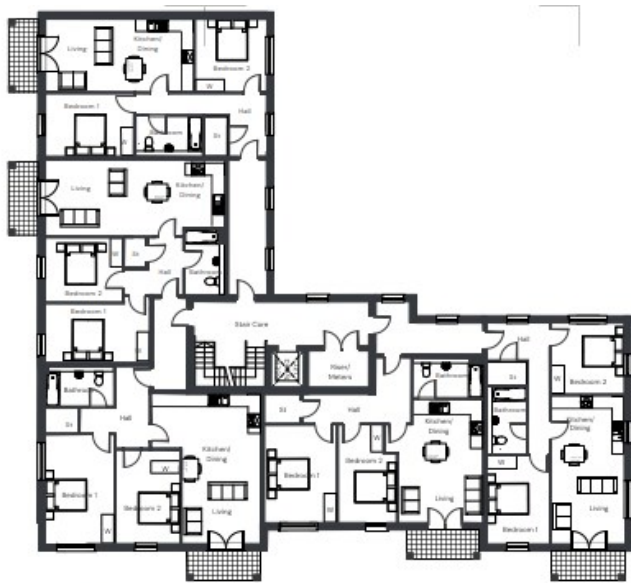


REAR ELEVATION

Commercial block with flats above



SIDE ELEVATION



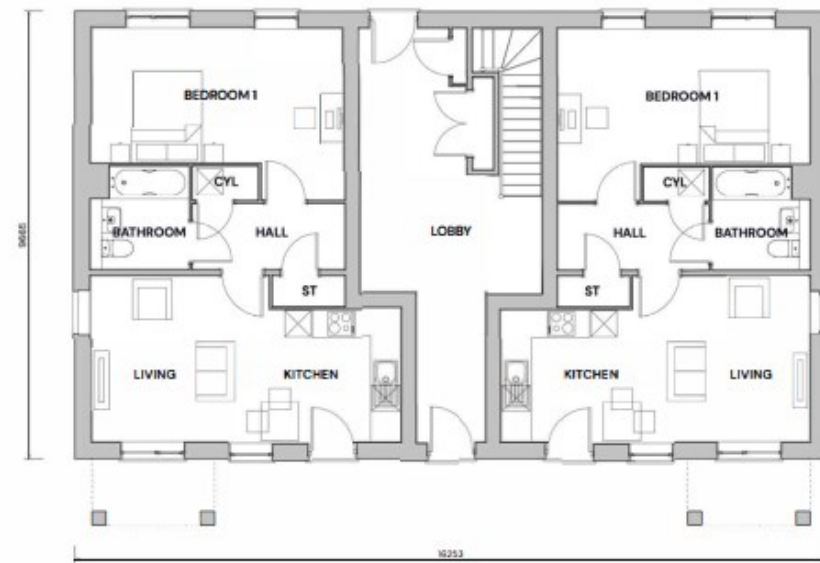
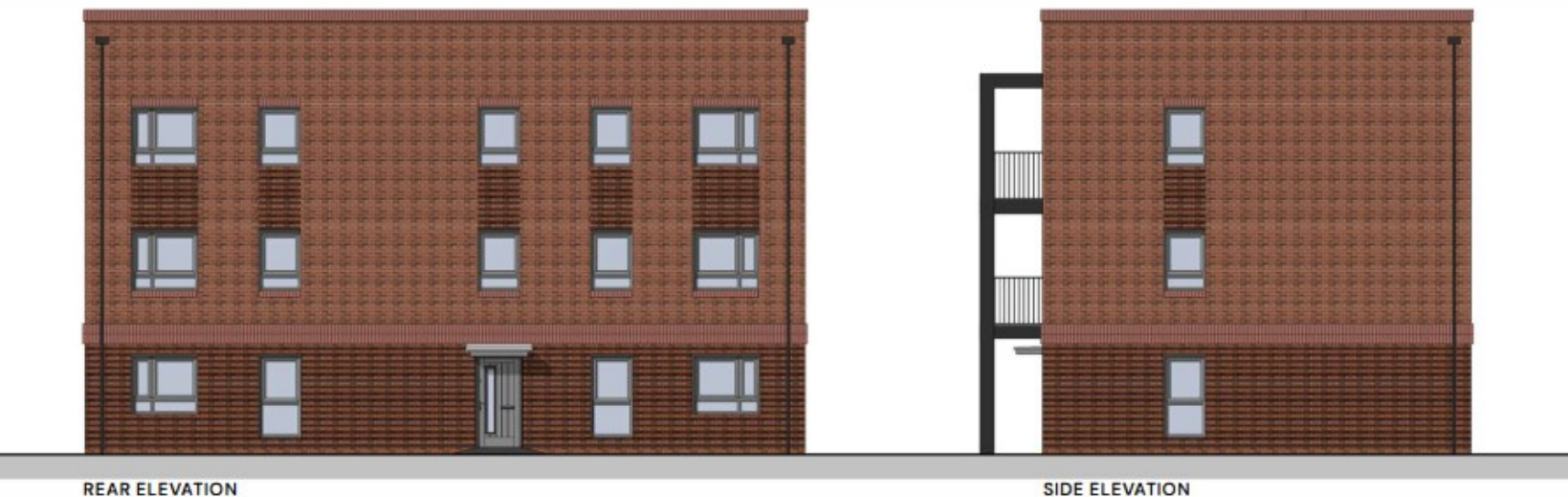
FIRST/SECOND/THIRD FLOOR  
5 X 2 Bed (NDSS)



GROUND FLOOR  
150 SQM / 1620 SQFT Commercial Unit  
2 X 2 Bed (NDSS)

SIDE ELEVATION



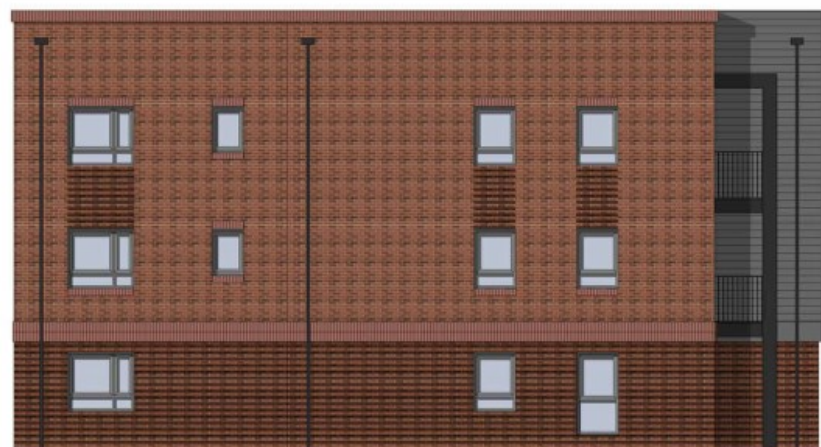




FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION





4 Bed

FRONT ELEVATION



FRONT ELEVATION

1 bed affordable units



FRONT ELEVATION

SIDE ELEVATION

2 Bed FOG



FRONT ELEVATION

3 and 4  
Bed semi



FRONT ELEVATION

4 Bed



FRONT ELEVATION



3 bed

FRONT ELEVATION



FRONT ELEVATION

5 bed



FRONT ELEVATION

4 bed



FRONT ELEVATION

4 bed



FRONT ELEVATION

3 bed



FRONT ELEVATION

3 and 4 Bed

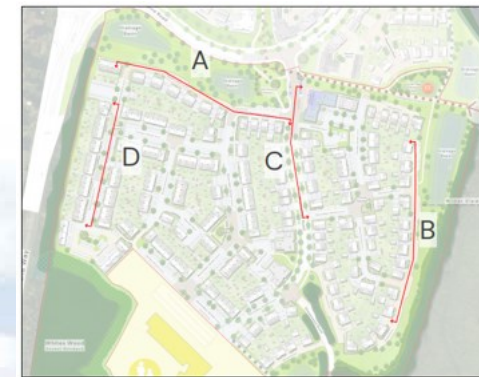


FRONT ELEVATION

2 bed



### Street Scene 'A'- Spine Road



Street scene location map (not to scale)

### Street Scene 'B'- Rural Edge











Community  
Green and  
Play areas

SuDS

SuDS



Allotments

Shawstead Road

Capstone househ

Extracts detailing the SuDS areas, the open space areas and the allotments in a little more detail.





**VIEW 2**  
Phase 3 - A view looking north from within the Urban Quarter character area of the central 'focal space' and plots 589-592.

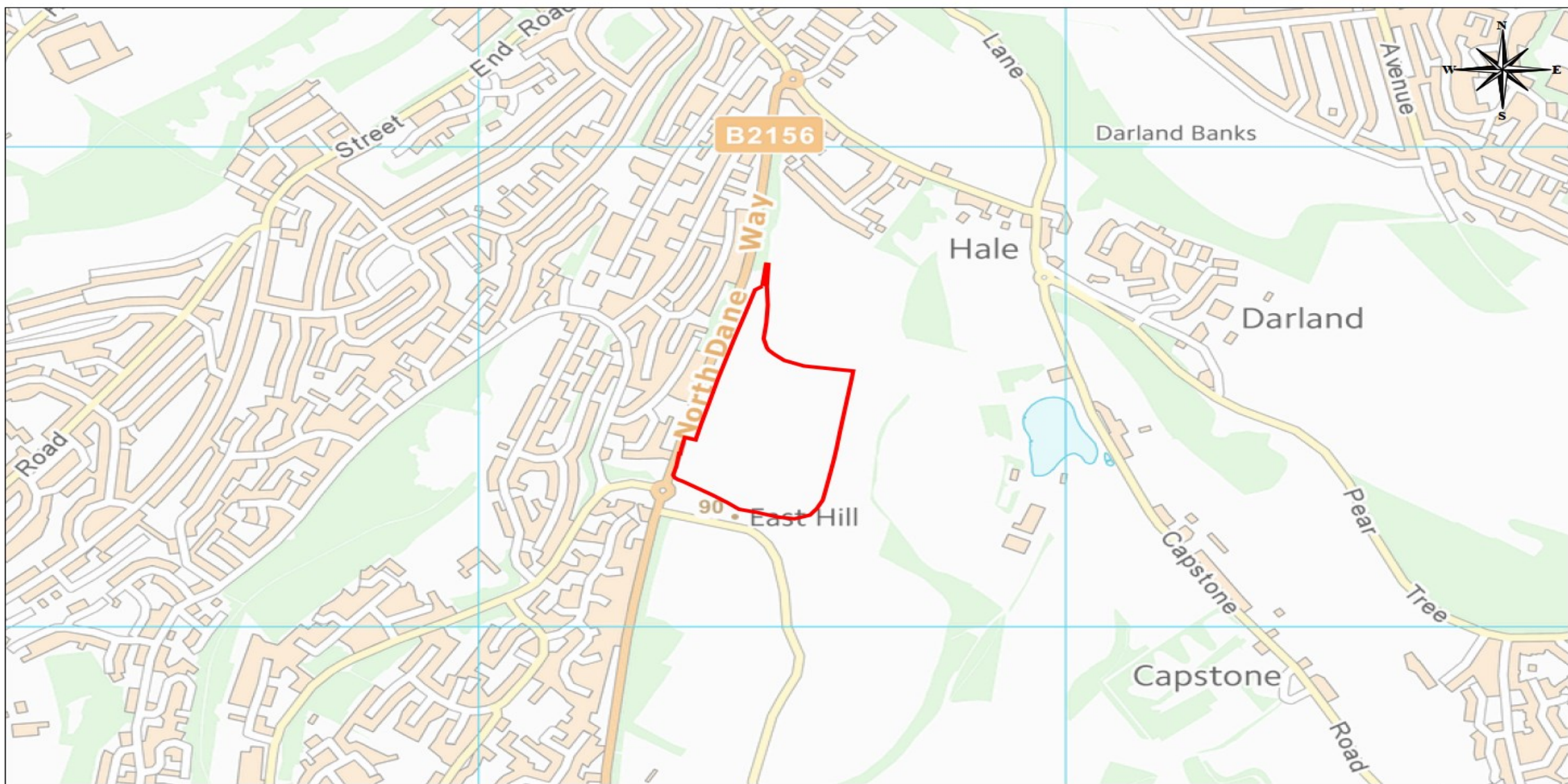




**VIEW 3**  
Phase 3 - An aerial view looking south east towards the Mixed-use building that overlooks the Community Green at the heart of the proposed development.







## MC/25/0812 - Land At East Hill (Phase 4), Chatham, Kent



## Phase 4

Character Areas:

HILL TOP – suburban

SPINE ROAD – high density

198 Homes

Higher density with mix of detached, semi-detached and terrace as well as flats

Open spaces consisting of a Green Lane with informal 'Play-along the way'







Hill Top



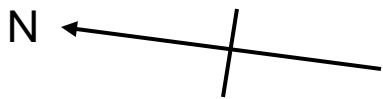
Local precedent images to inspire proposed character



Spine Road

Overall layout with precedent character photos





3D Aerial view of the  
Phase 4 area



Parking  
Strategy





Building  
Heights





## Materials





Tenure  
split





2 bed FOG



Front Elevation

3 bed



Front Elevation

4 bed



Front Elevation

3 bed



Front Elevation

3 bed



Front Elevation

3 bed



Front Elevation

2 bed



Front Elevation



4 bed



Front Elevation

4 bed



Front Elevation

3 bed



Front Elevation

2 bed



Front Elevation



Front Elevation

5 bed



Front Elevation





STREETSCENE A - A (SPINE ROAD)



STREETSCENE B - B (SPINE ROAD)





STREETSCENE C - C (HILL TOP SECONDARY STREET)



STREETSCENE D - D (GREEN LINK THROUGH HILL TOP)





**VIEW 4**  
Phase 4 - A view looking south along the retained designated footpath that connects the northern phases of the development with the central Community Green. Dwellings overlook the green corridor which features informal play-along-the-way.





**VIEW 5**  
Phase 4 - A view looking north towards Phase 4 from the Community Green and the Spine Road which climbs from North Dane Way to west into the site. 3 storey apartments frame this important landscaped gateway space.







**VIEW 6**  
Phase 4 - A second view looking north west from the Community Green towards 3 storey apartments in phase 4.





Phase 2

HALE character area

36 Homes

Predominantly detached with a pair of semi-detached

Steep site with open spaces





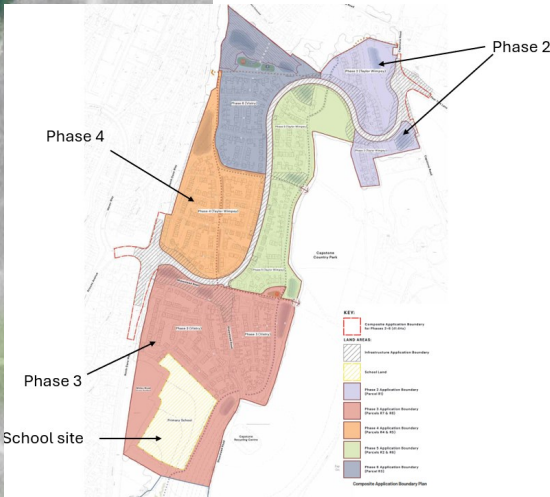
Phase 3

Character Areas:  
URBAN QUARTER – high density  
SPINE ROAD – high density  
SHAWSTEAD ROAD – suburban  
RURAL EDGE – lower density

263 Homes

Higher density with mix of terrace, semi-detached and detached as well as commercial and flats

Open spaces include Community Green





## Phase 4

Character Areas:

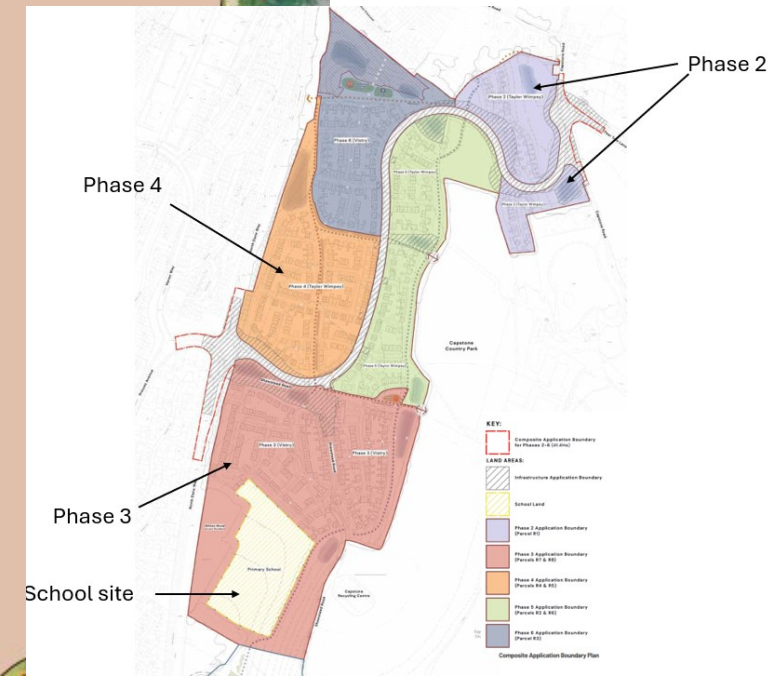
HILL TOP – suburban

SPINE ROAD – high density

198 Homes

Higher density with mix of detached, semi-detached and terrace as well as flats

Open spaces consisting of a Green Lane with informal 'Play-along the way'

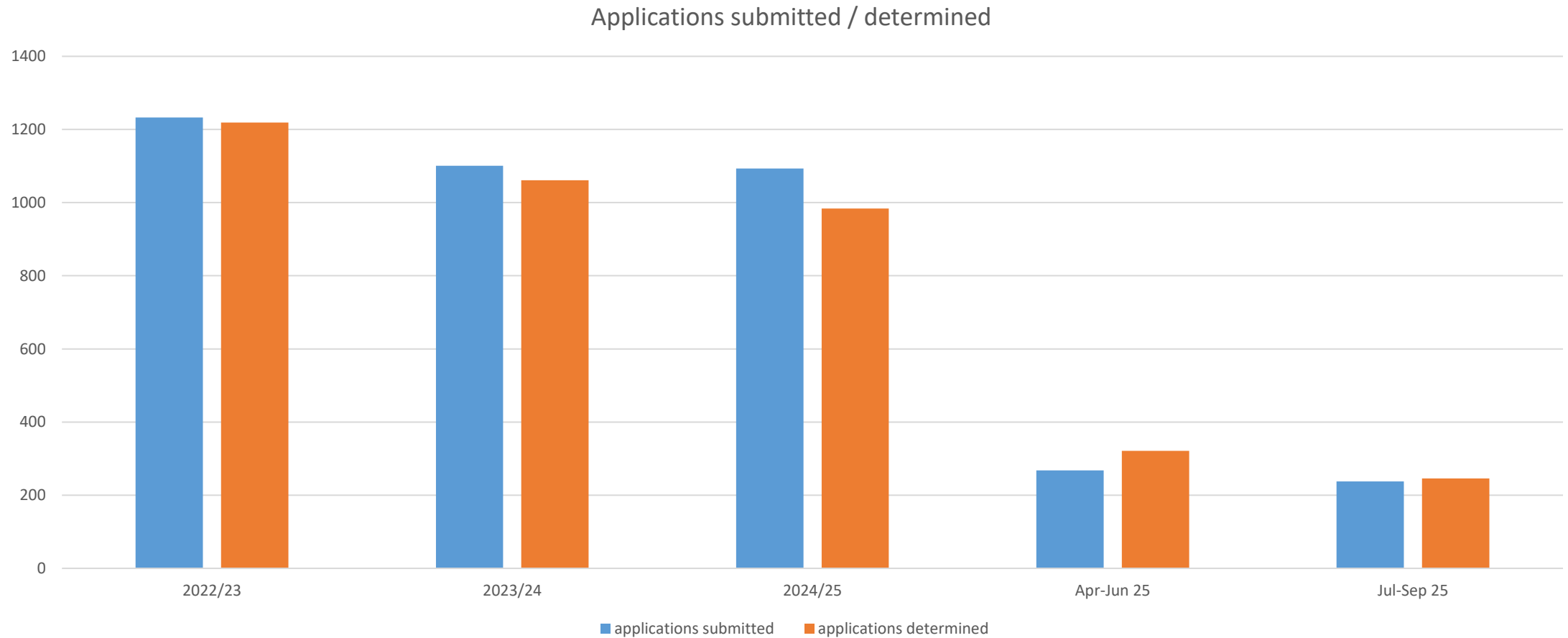




# Performance Report

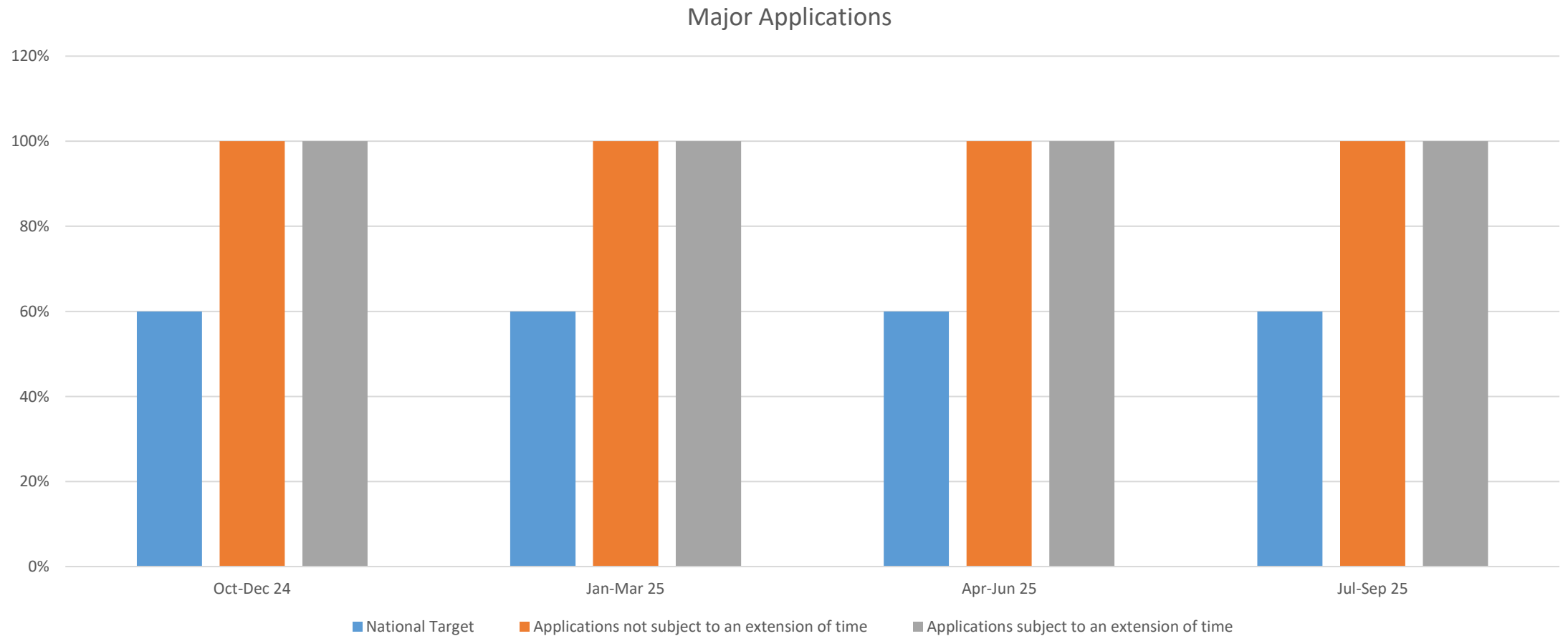


# Number of applications received and determined 2022/23 to September 2025



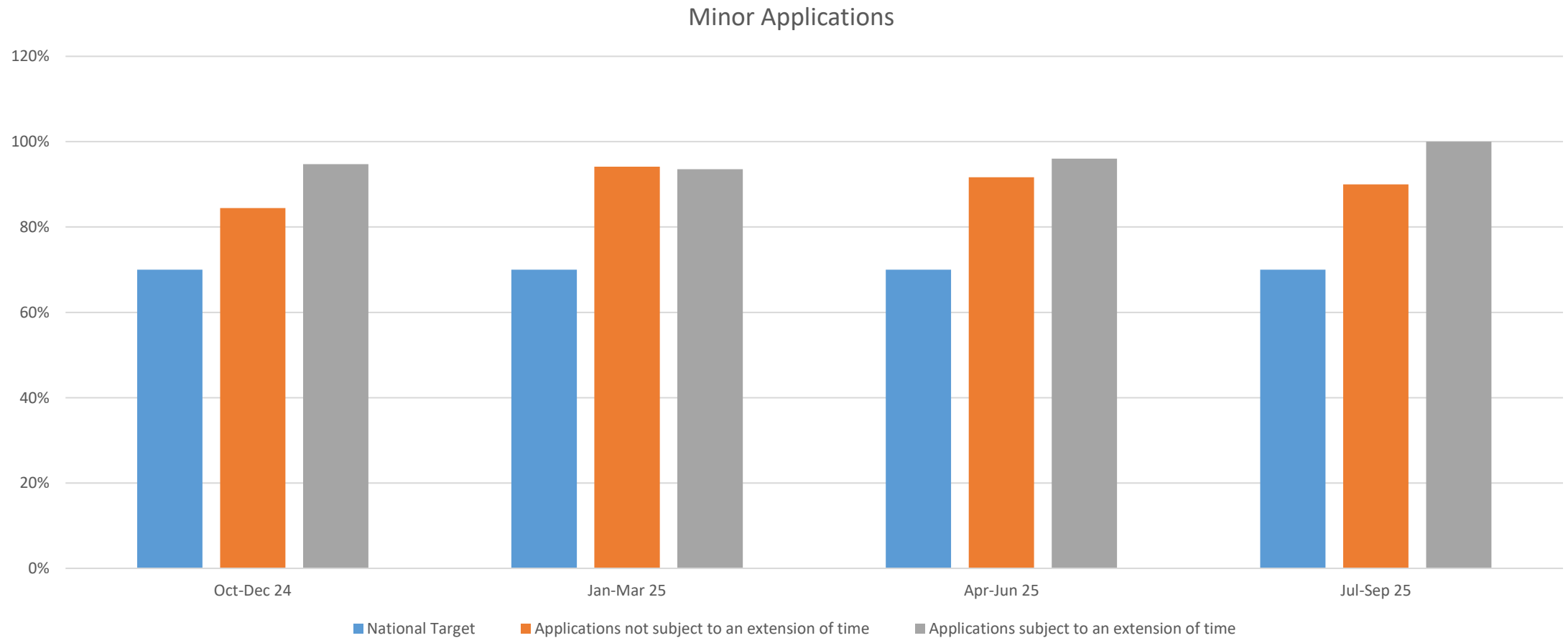


# Percentage of “Major” applications determined against performance target October 2024 to September 2025



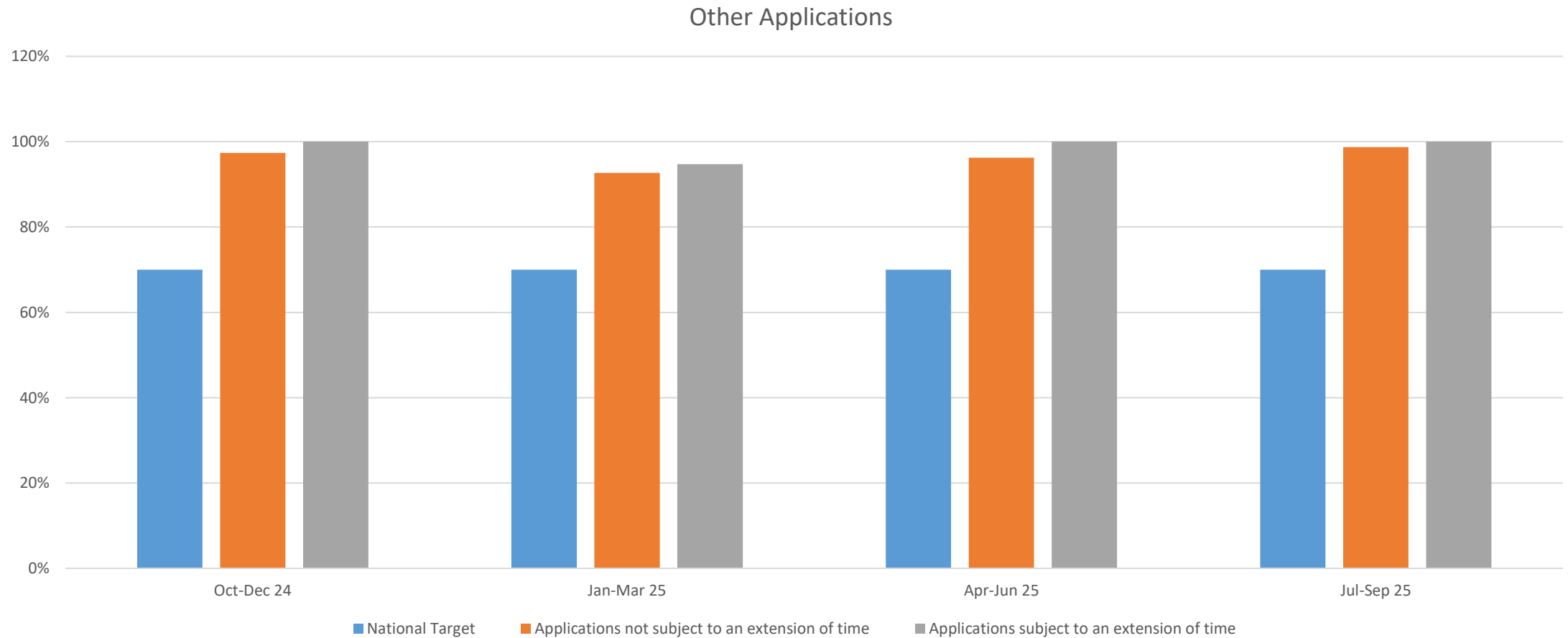


# Percentage of “Minor” applications determined against performance target October 2024 to September 2025



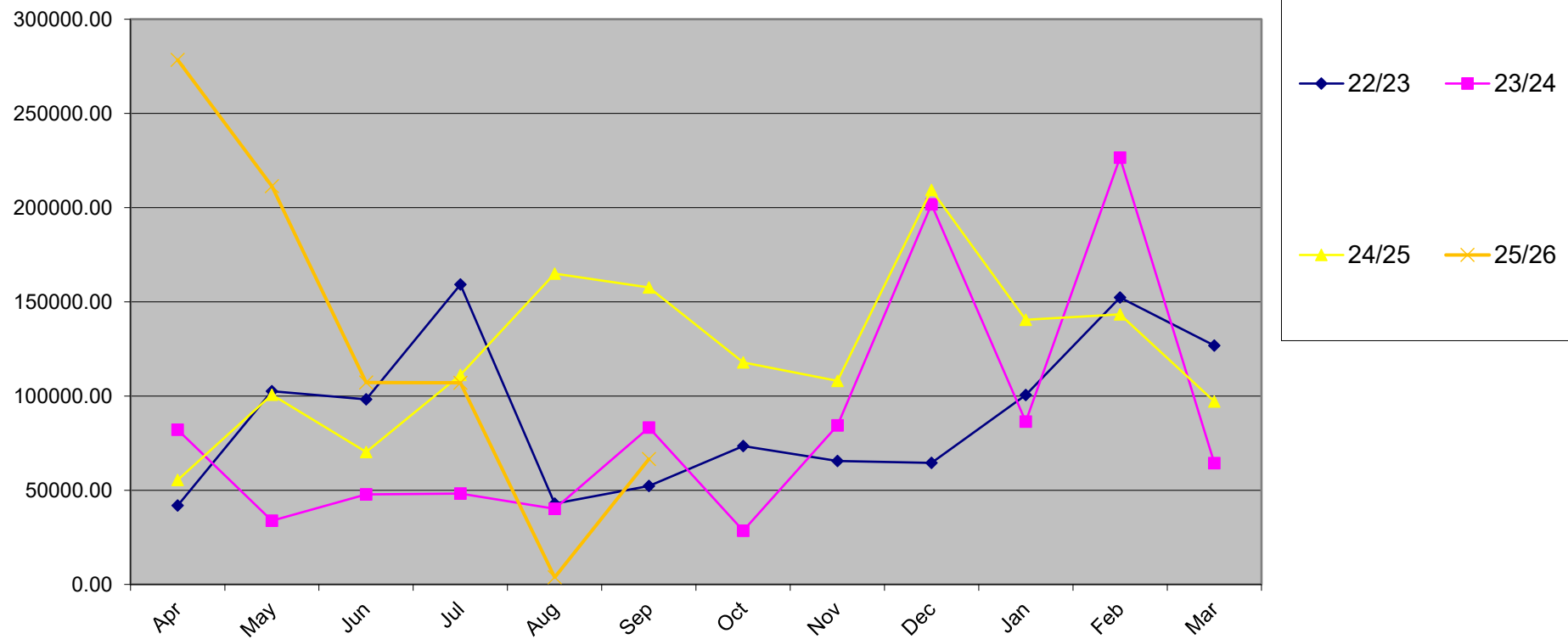


# Percentage of “Other” applications determined against performance target October 2024 to September 2025



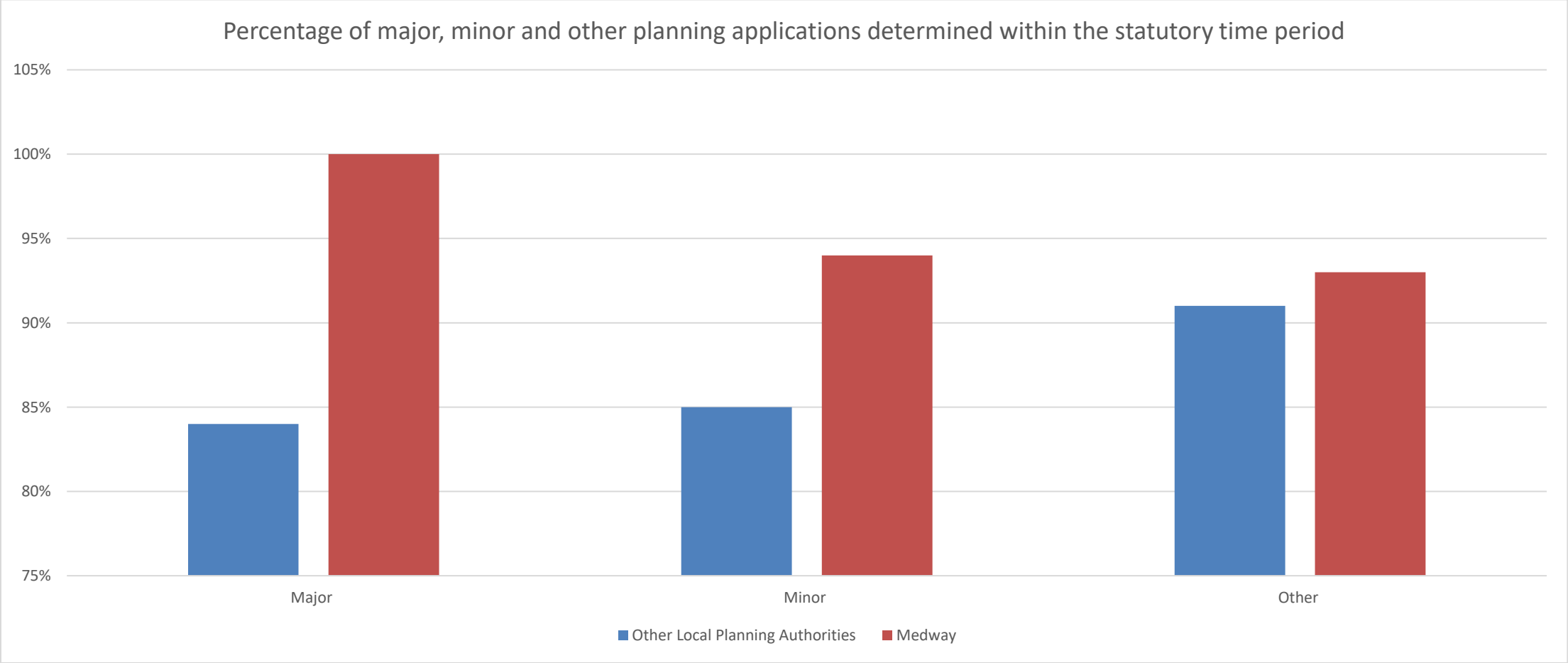


# Planning application fees received for the period July to September 2025 and for the year 2024/25, 2023/24, and 2022/23



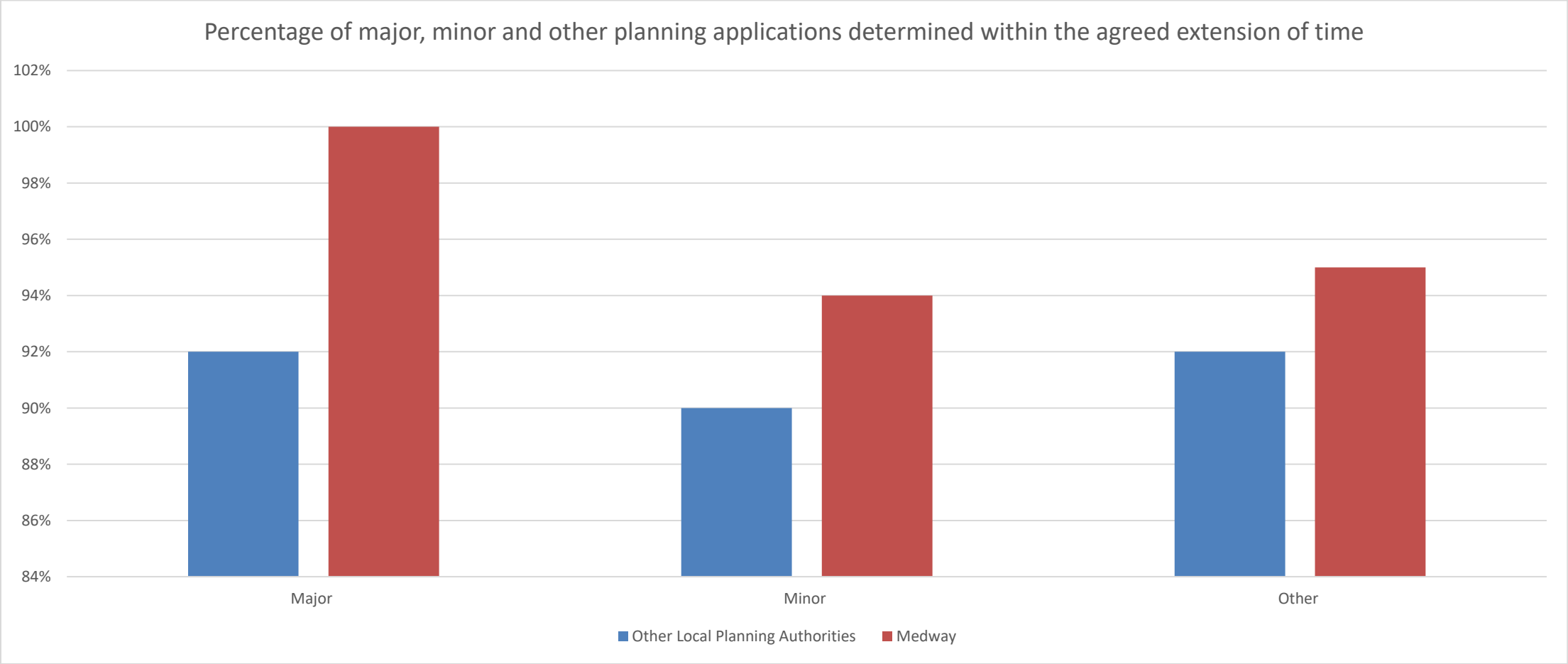


# Planning applications determined within the statutory timeframe



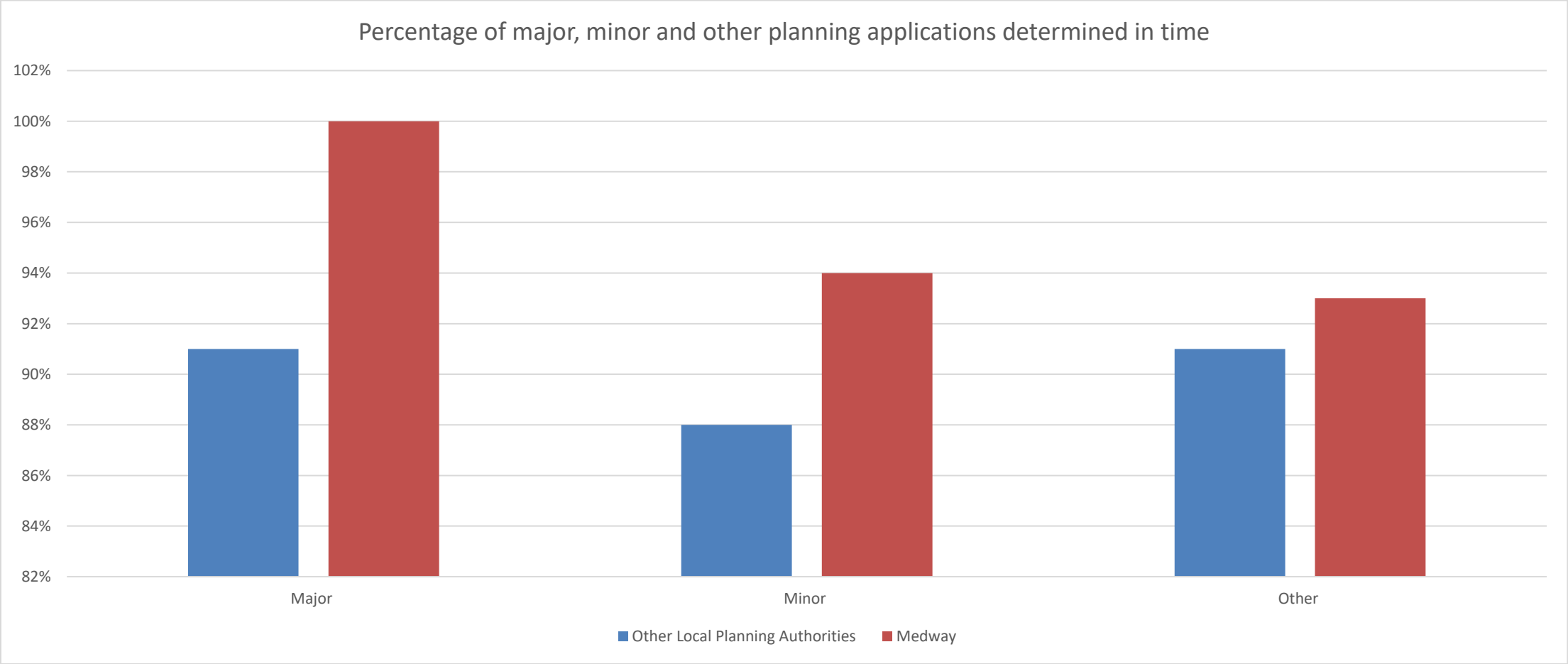


# Applications within the agreed Planning Extension Agreement





# Total planning applications decided in time



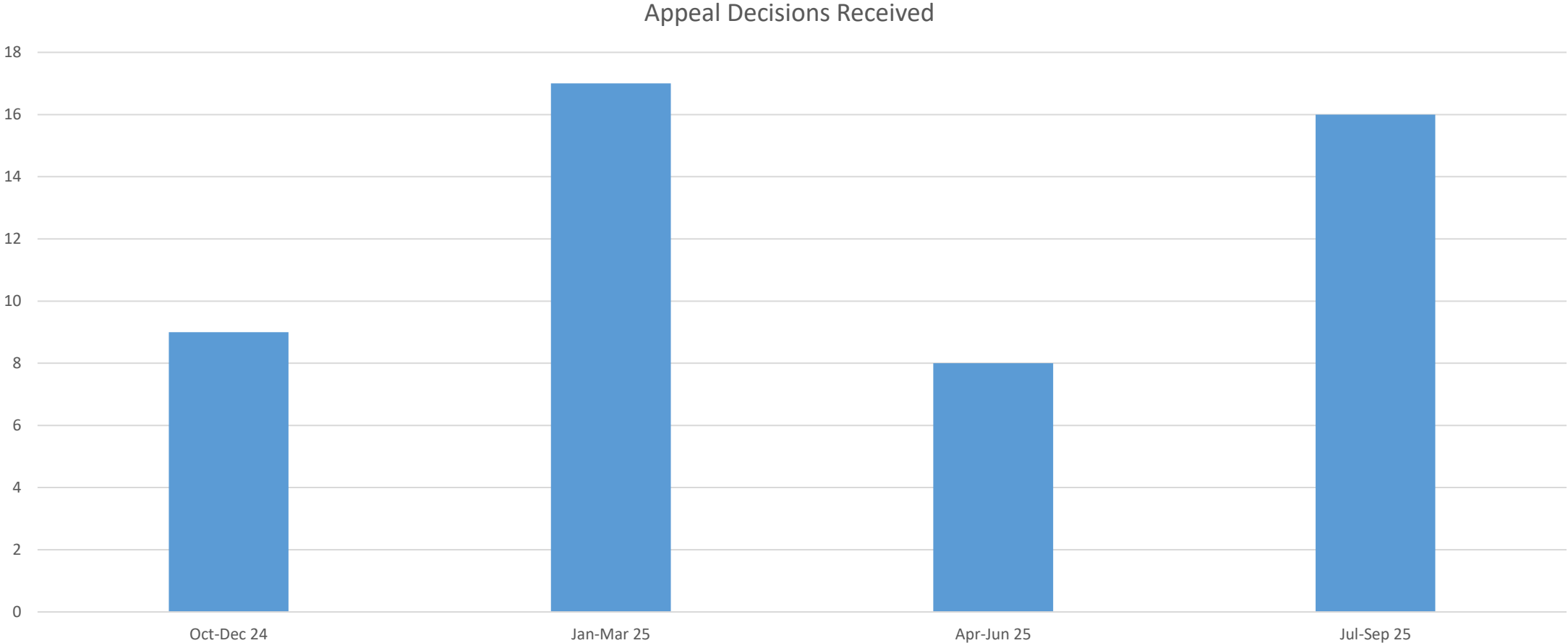


# Medway performance compared with other Kent Planning Authorities for the year ending March 2025

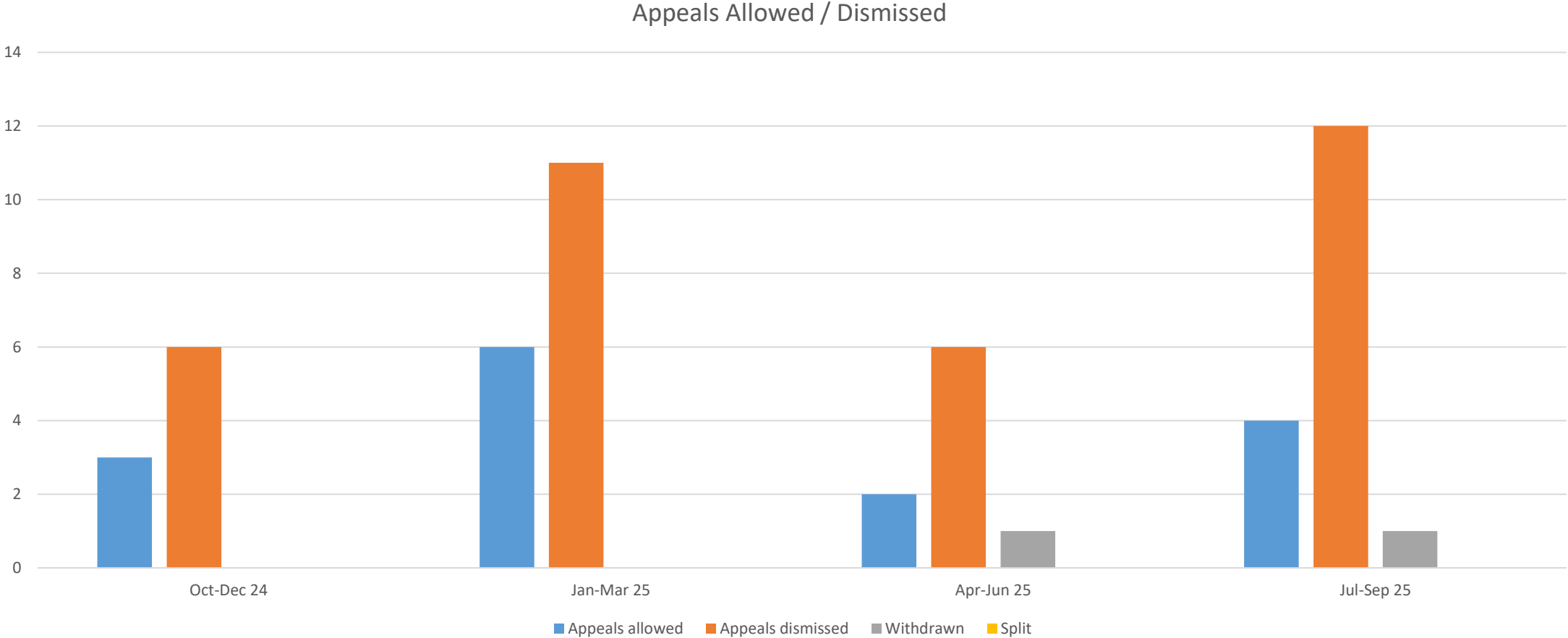
<b>Local Planning Authority</b>	<b><i>Percentage of decisions granted</i></b>	<b><i>% with an Extension of Time</i></b>	<b><i>Major dev % decided within 13wks</i></b>	<b><i>Non-major devt % decided within 8 wks</i></b>	<b><i>Household er devt % decided within 8 wks</i></b>
<b>Medway</b>	92%	17%	35%	61%	90%
<b>Ashford</b>	85%	32%	28%	42%	83%
<b>Canterbury</b>	97%	46%	19%	21%	34%
<b>Dartford</b>	79%	47%	36%	31%	56%
<b>Dover</b>	91%	49%	10%	29%	55%
<b>Folkestone and Hythe</b>	83%	15%	15%	74%	93%
<b>Gravesham</b>	69%	23%	33%	52%	82%
<b>Maidstone</b>	78%	24%	38%	58%	86%
<b>Sevenoaks</b>	86%	30%	28%	55%	76%
<b>Swale</b>	88%	59%	15%	19%	52%
<b>Thanet</b>	86%	38%	11%	38%	57%
<b>Tonbridge and Malling</b>	89%	48%	20%	29%	47%
<b>Tunbridge Wells</b>	94%	20%	52%	59%	82%



# Number of appeal decisions received from October 2024 to September 2025

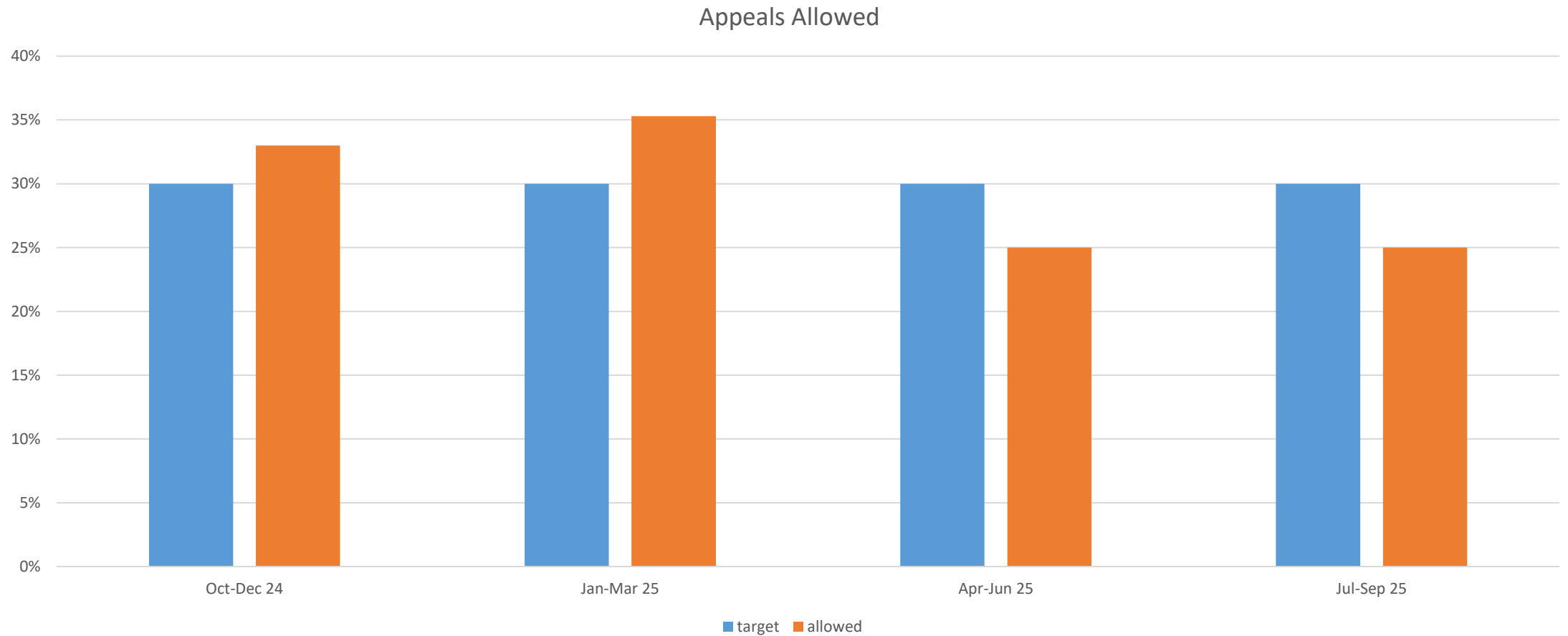


# Number of Appeals allowed / dismissed from October 2024 to September 2025

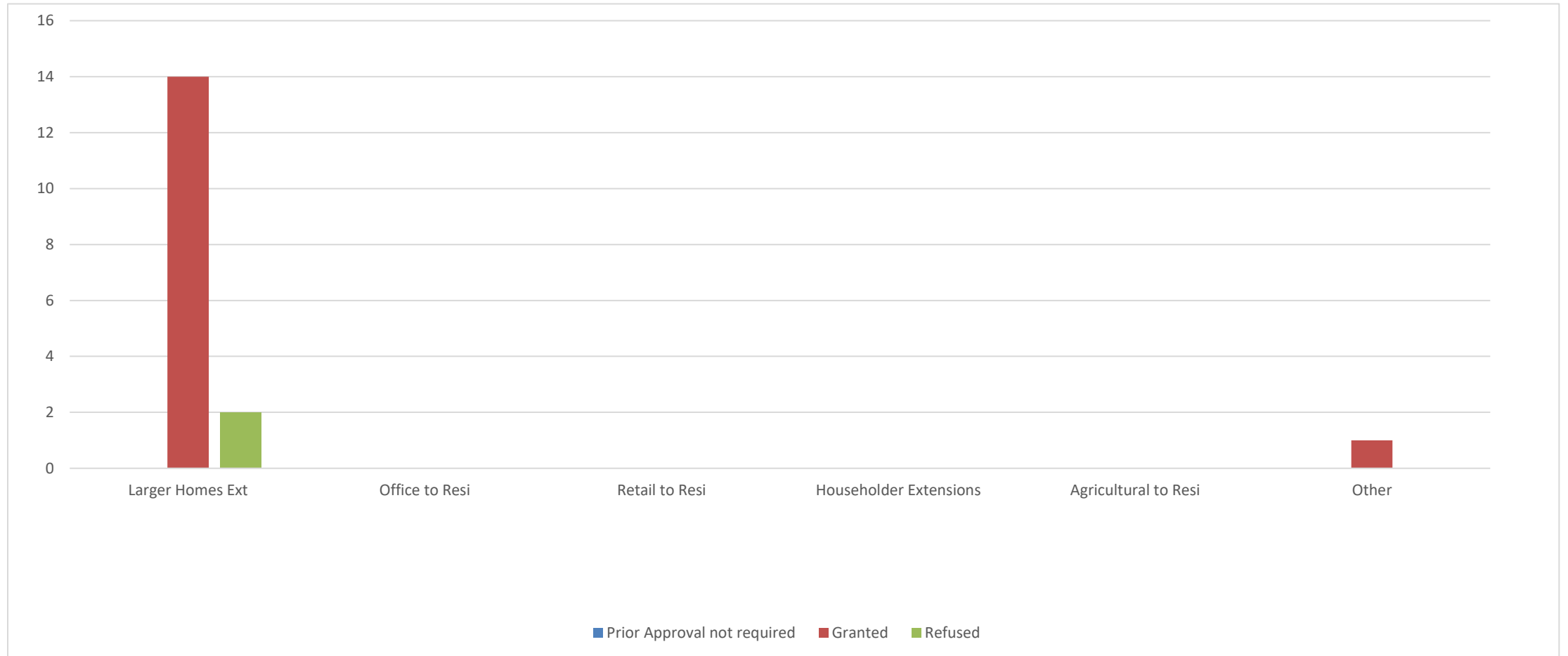




# Percentage of appeals allowed against target of 30% from October 2024 to September 2025



# Number of prior approvals for permitted developments for the period 1 July to 30 September 2025





# Number of units under construction

Year	No of units under construction as at 31 March (net)
2015	857
2016	760
2017	805
2018	1202
2019	1486
2020	1629
2021	1925
2022	1752
2023	2,061
2024	1,328

# Number of units completed

	<b>Year 2019/20</b>	<b>Year 2020/21</b>	<b>Year 2021/22</b>	<b>Year 2022/23</b>	<b>Year 2023/24</b>
<b>Completions</b>	1130	1082	1102	950	1300
<b>Requirement</b>	1662	1586	1675	1667	1685
<b>Surplus/Deficit</b>	-532	-504	-573	-717	-358

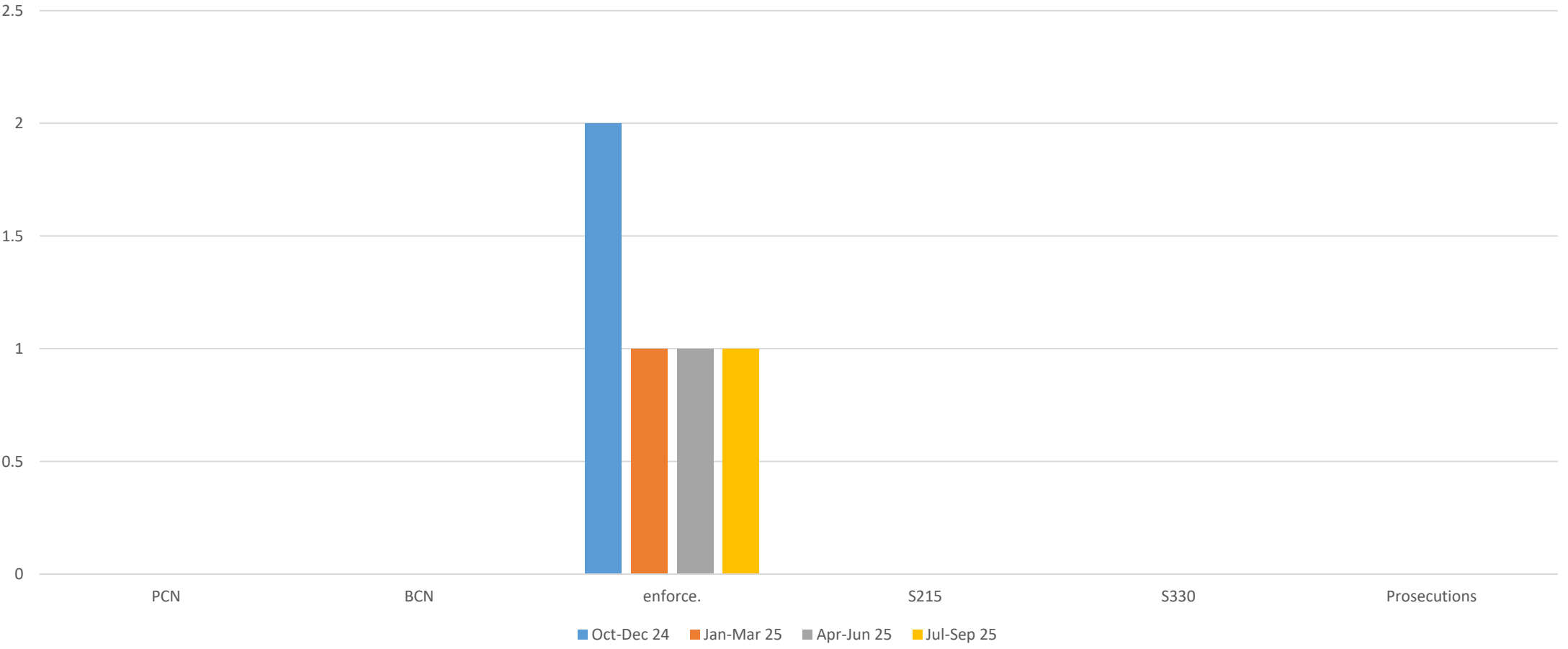


# Housing completions comparison with other authorities in Kent

*This data includes mobile and temporary dwellings (such as houseboats) so varies from the data published in the AMR*

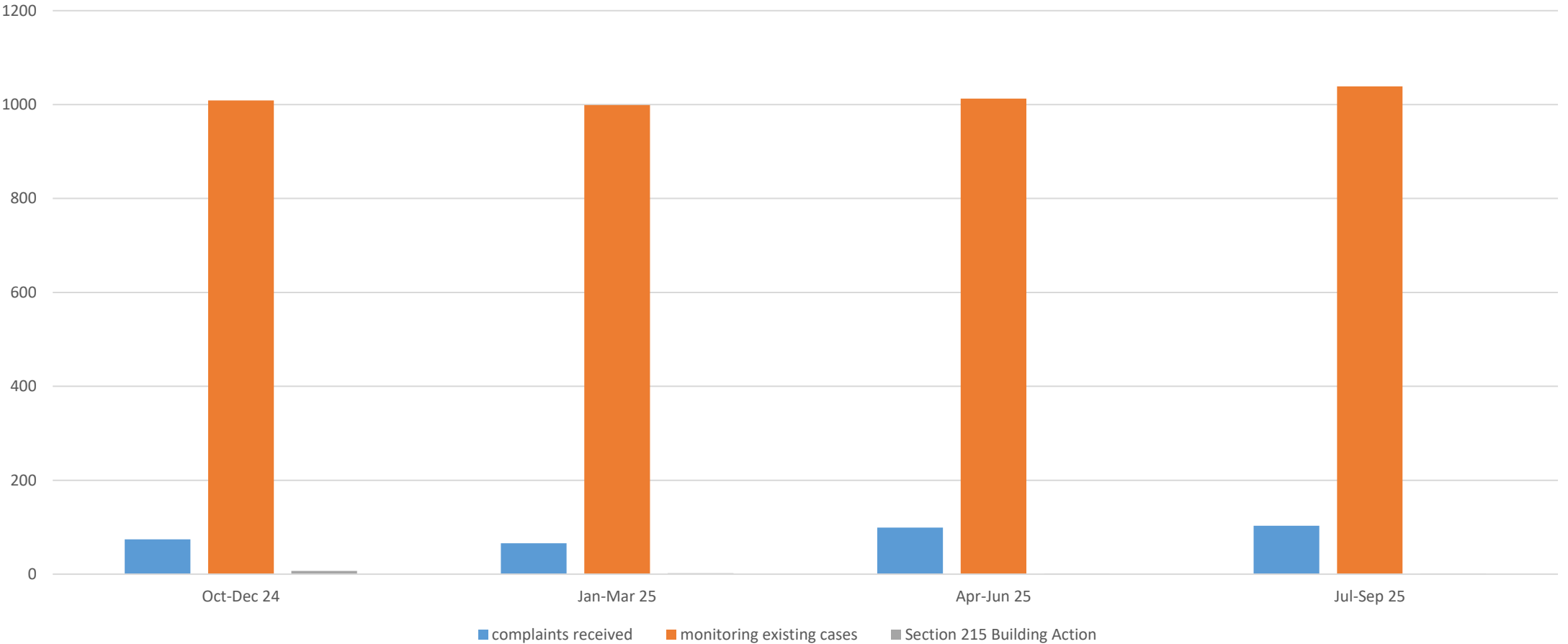
Authority	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Ashford	923	753	1,144	627	1,001	471
Canterbury	311	417	319	692	644	660
Dartford	960	487	553	540	738	637
Dover	374	370	411	625	543	719
Gravesham	302	174	250	421	419	293
Maidstone	1,215	1,424	1,446	1,627	1,064	1,040
<b>Medway</b>	<b>657</b>	<b>1,142</b>	<b>1,087</b>	<b>1,103</b>	<b>960</b>	<b>1,303</b>
Sevenoaks	299	477	260	267	261	114
Folkestone and Hythe	435	451	478	454	454	373
Swale	956	1,065	892	989	818	757
Thanet	352	427	596	548	617	844
Tonbridge and Malling	361	410	380	467	492	377
Tunbridge Wells	396	317	533	518	636	611

# Number of enforcement notices served and prosecutions from 1 October 2024 to 30 September 2025

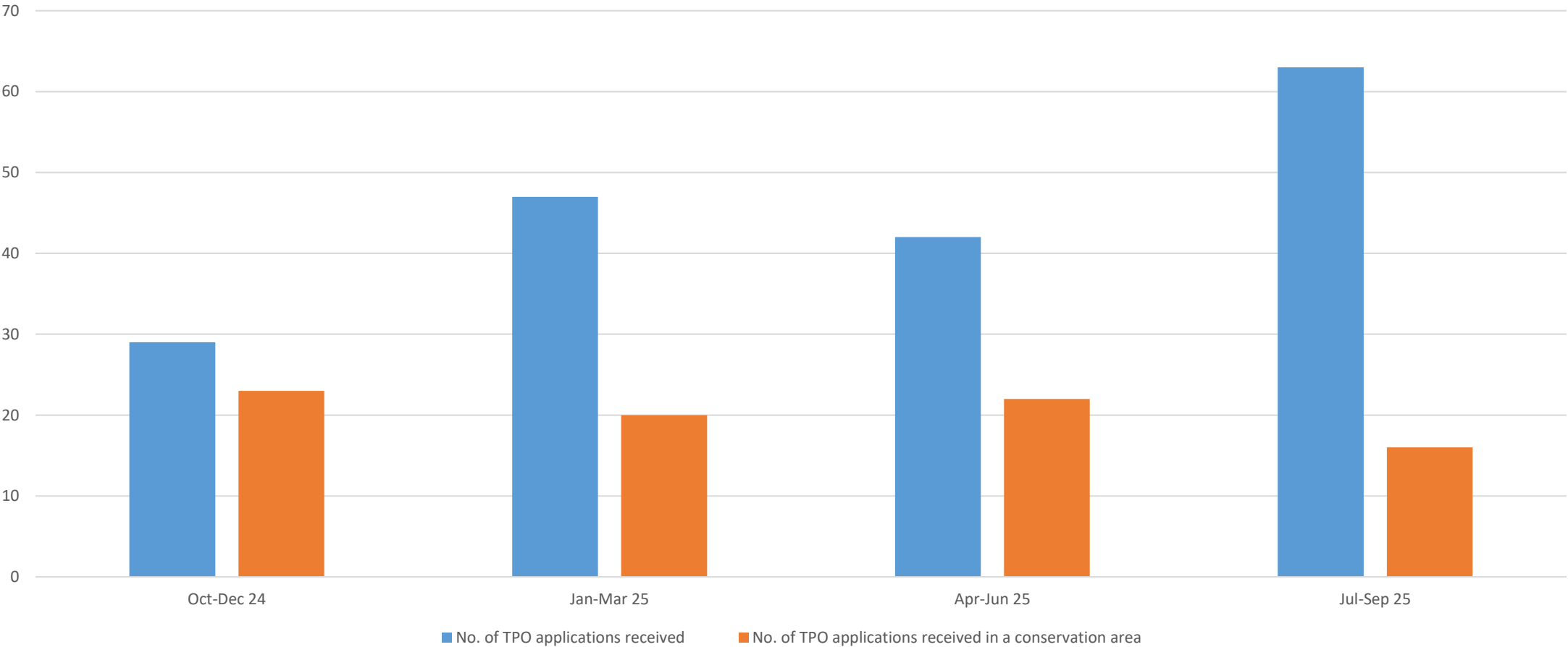




# Number of enforcement related complaints and activities from 1 October 2024 to 30 September 2025

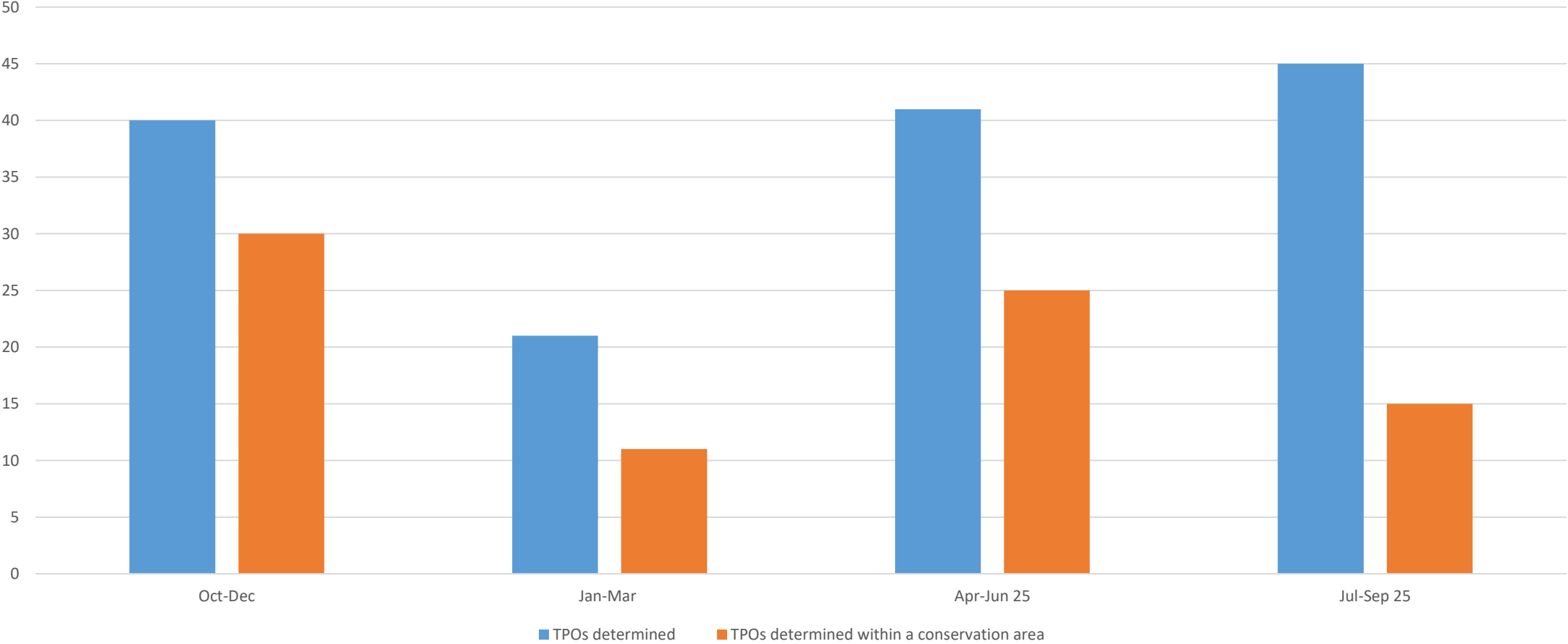


# TPO applications received from 1 October 2024 to 30 September 2025

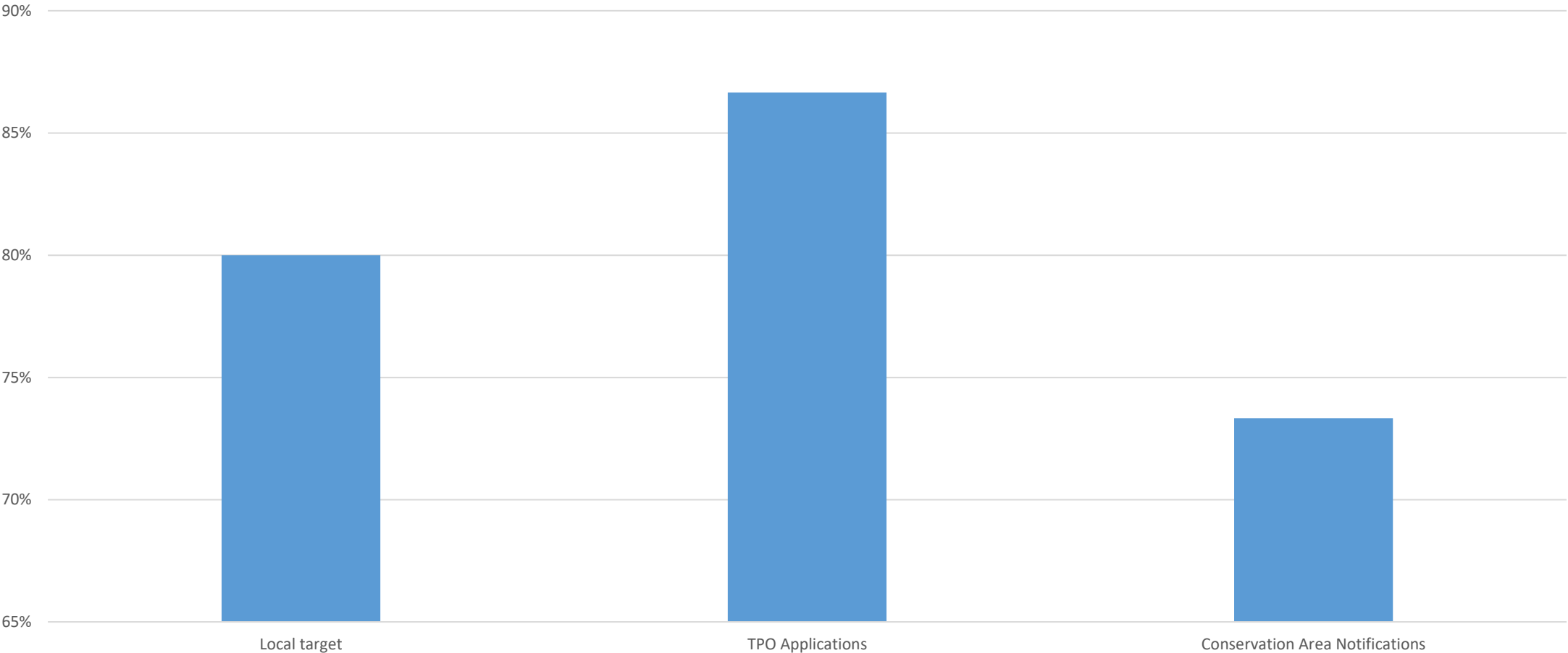




# TPO applications determined from 1 October 2024 to 30 September 2025



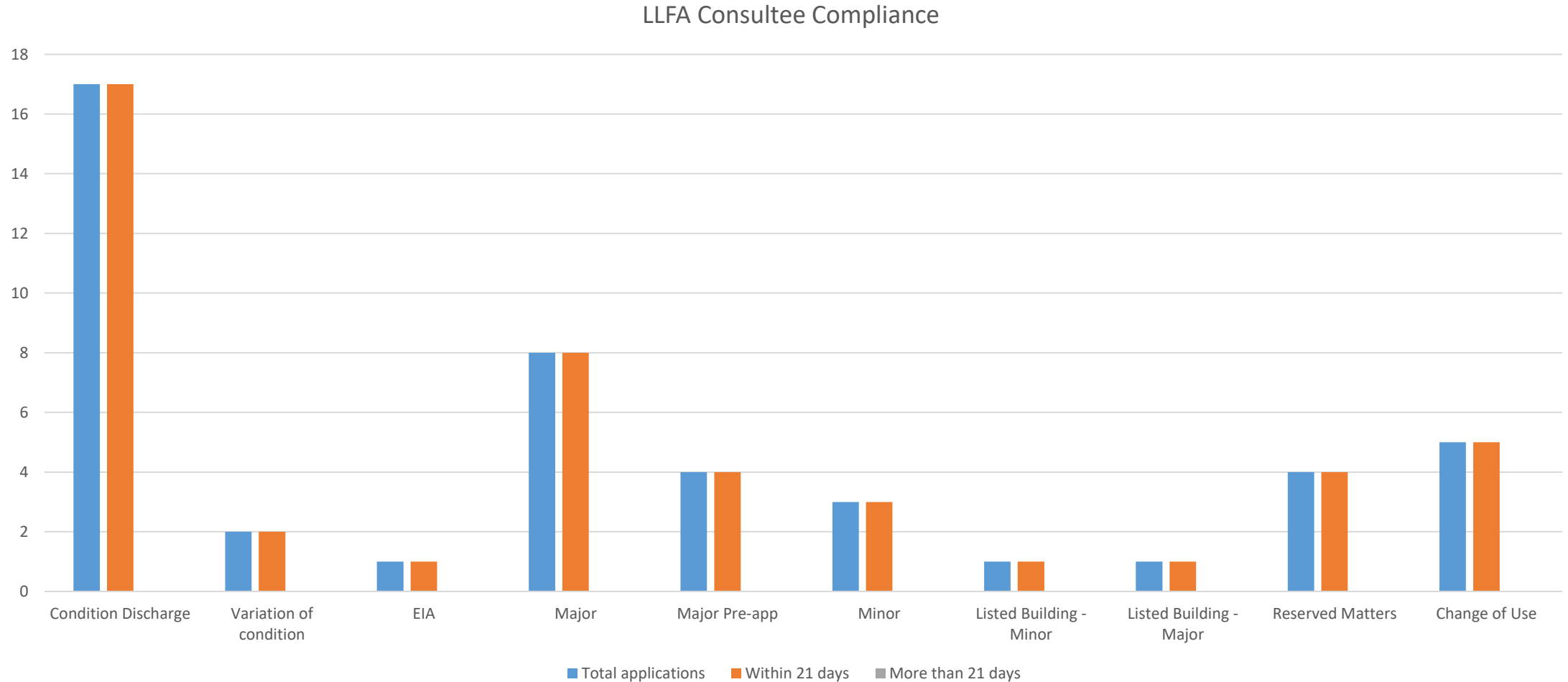
# TPO and Conservation Area Notification applications determined within target time from 1 July to 30 September 2025



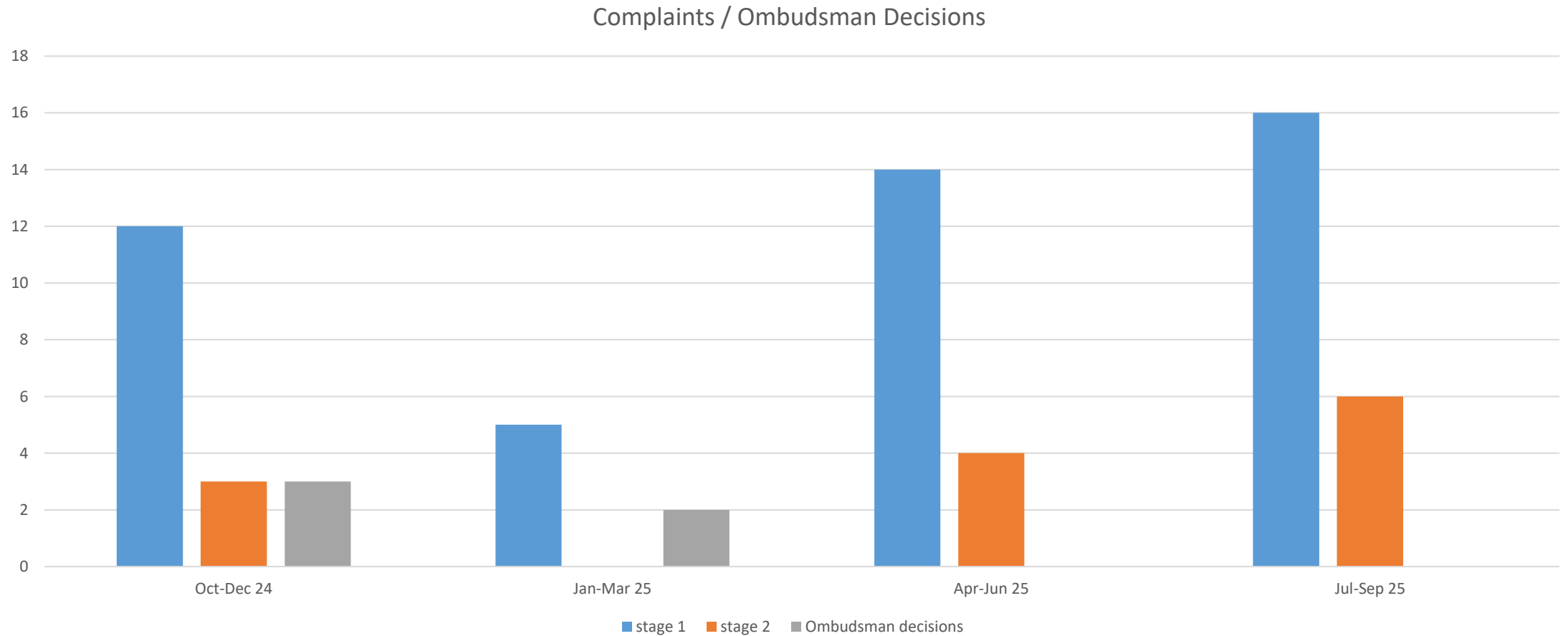


# Lead Local Flood Authority Consultee Compliance

Statutory Consultee compliance results from 1 July to 30 September 2025



# Complaints and Compliments





# Appeals

# MC/23/0685

20 Broom Hill Road And Land To The Rear  
Strood  
Rochester  
ME2 3LE



# Site Location Plan



# Proposed Block Plan





**Land to north of 18 Broom Hill Road,  
Strood, Kent**

Defensible space  
floor apartments.

Discharge may

Floral garden

Featured play features

Native wildflower and grass areas

Attractive roof gardens provide communal amenity space, with seating and varied planting with year-round interest.

### Columnar tree planting

Existing cliff face vegetation

Page 9 View

Play/amenity space with seating, equipment and natural play features within an attractive landscape setting

Tree, hedge and shrub planting to soften built form and parking areas, and create attractive building entrances. Planting to include fruit and nectar producing species to enhance site biodiversity

Existing cliff  
face vegetation

Tree, hedge and shrub planting to soften parking areas. Planting to include fruit and nectar producing species to enhance site biodiversity

Block A

Communal amenity space for residents with seating in an attractive landscape setting

Bat mitigation area / dark zone around cave entrances. Sown with native species wildflower and grass seed mix, with closeboard fence and hedge planting to prevent unauthorised access, gated access

Hedge and shrub planting to provide defensible space and privacy for ground floor residents.

March 2000

Black

64A Broom Hill Road

Existing cliff  
face vegetation

Room Hill Road

18 Broom Hill Road

Hedge and shrub planting to provide defensible space and privacy for ground floor residents

Tree planting to provide privacy for garden of No. 18

### Feature tree planting

Columnar tree planting for restricted spaces is softer built form.

Climber planting to soften retention wall

Native species hedge planting to fill gap at existing entrance.

- Create a safe, attractive, high quality environment for residents and visitors.
- Provide well-designed, integrated and accessible amenity spaces.
- Minimise impact on amenities of neighbouring residential properties.
- Use planting to help to integrate the proposed development into the local streetscape.
- Enhance site biodiversity.



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no.	variable	unit	source
100	gross value added	1000 million yen	Ministry of Finance
101	gross value added	1000 million yen	Ministry of Finance
102	gross value added	1000 million yen	Ministry of Finance

Year	1999	2000	2001	2002
------	------	------	------	------

Leaf to south of 18 Brown Hill Road  
Brown Hill Road  
Stroud, Pa. 18952-2122

Drawing no. **9074-LLB-303-303-DV-L-0001**  
 Drawing title  
**Landscapes: Main layout**

no.	P02	no.	06.10.22
no.	54	no.	1.200
		no.	41
		no.	78
		no.	54

**lloydbore** | landscape architecture

5010 GEORGE'S PLACE, CANTERBURY HEATH, CT 06707

TEL: 860.464.1400 FAX: 860.464.1401 E: [info@lloydbore.com](mailto:info@lloydbore.com)



**BROOM HILL ROAD STREET SCENE**

As Proposed



**SITE SECTION B-B**

As Proposed



**LOCATION PLAN**

AS EXISTING  
SITE AREA - SHOWN

0 20' 40' 60' 80' 100' 120' 140' 160' 180' 200'



**SITE SECTION A-A**

As Proposed

0 20' 40' 60' 80' 100' 120' 140' 160' 180' 200'



**BLOCK PLAN**

AS EXISTING  
SITE AREA - SHOWN

0 20' 40' 60' 80' 100' 120' 140' 160' 180' 200'

REV DATE DESCRIPTION BY DATE  
P1 02.02.22 SITE SECTION B-B ENTRANCE UPDATED DP -

SITE ADDRESS  
LEAD TO NORTH OF  
B B BROOM HILL ROAD  
CLINT  
PRESHILL LTD

SCALE 1/8" = 1'-0"  
AS STATED AS  
DRAWING STATUS  
PLANNING

**UBIQUE**  
ARCHITECTS

DRAWING TITLE  
LOCATION AND BLOCK PLAN, SITE SECTIONS  
DRAWING NO.  
PL-16  
SHEET  
P7

**762 - BROOM HILL APARTMENTS**



# Proposed Elevations – Block A



**BLOCK A – ELEVATION A**  
As Proposed



**BLOCK A – ELEVATION B**  
As Proposed



**BLOCK A – ELEVATION C**  
As Proposed



**BLOCK A – ELEVATION D**  
As Proposed



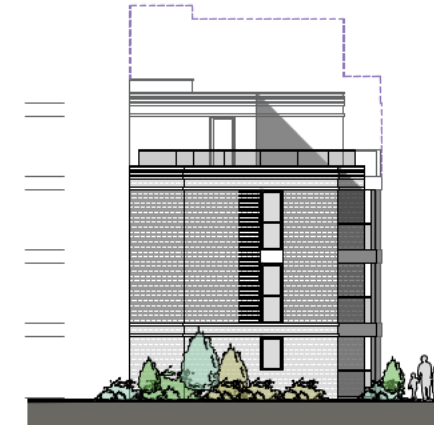
**BLOCK A – SECTION A-A**  
As Proposed

# Proposed Elevations – Block B



**BLOCK B - ELEVATION A**  
As Proposed

1:100



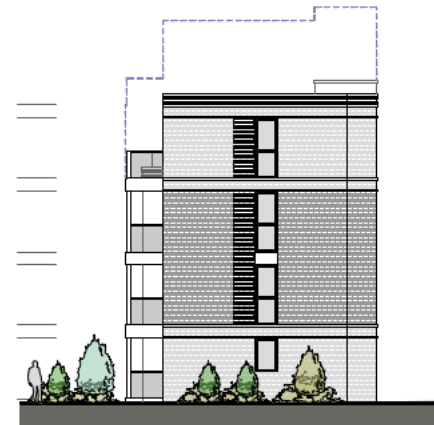
**BLOCK B - ELEVATION B**  
As Proposed

1:100



**BLOCK B - ELEVATION C**  
As Proposed

1:100



**BLOCK B - ELEVATION D**  
As Proposed

1:100



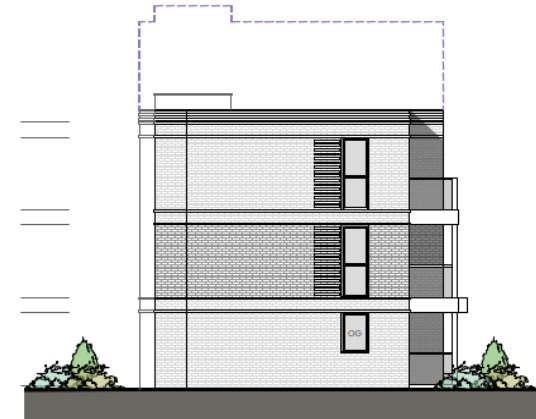
# Proposed Elevations – Block C



**BLOCK C – ELEVATION A**

As Proposed

1:100



**BLOCK C – ELEVATION B**

As Proposed

1:100



**BLOCK C – ELEVATION C**

As Proposed

1:100



**BLOCK C – ELEVATION D**

As Proposed

1:100

# Pepys Way – Proposed Street Scene



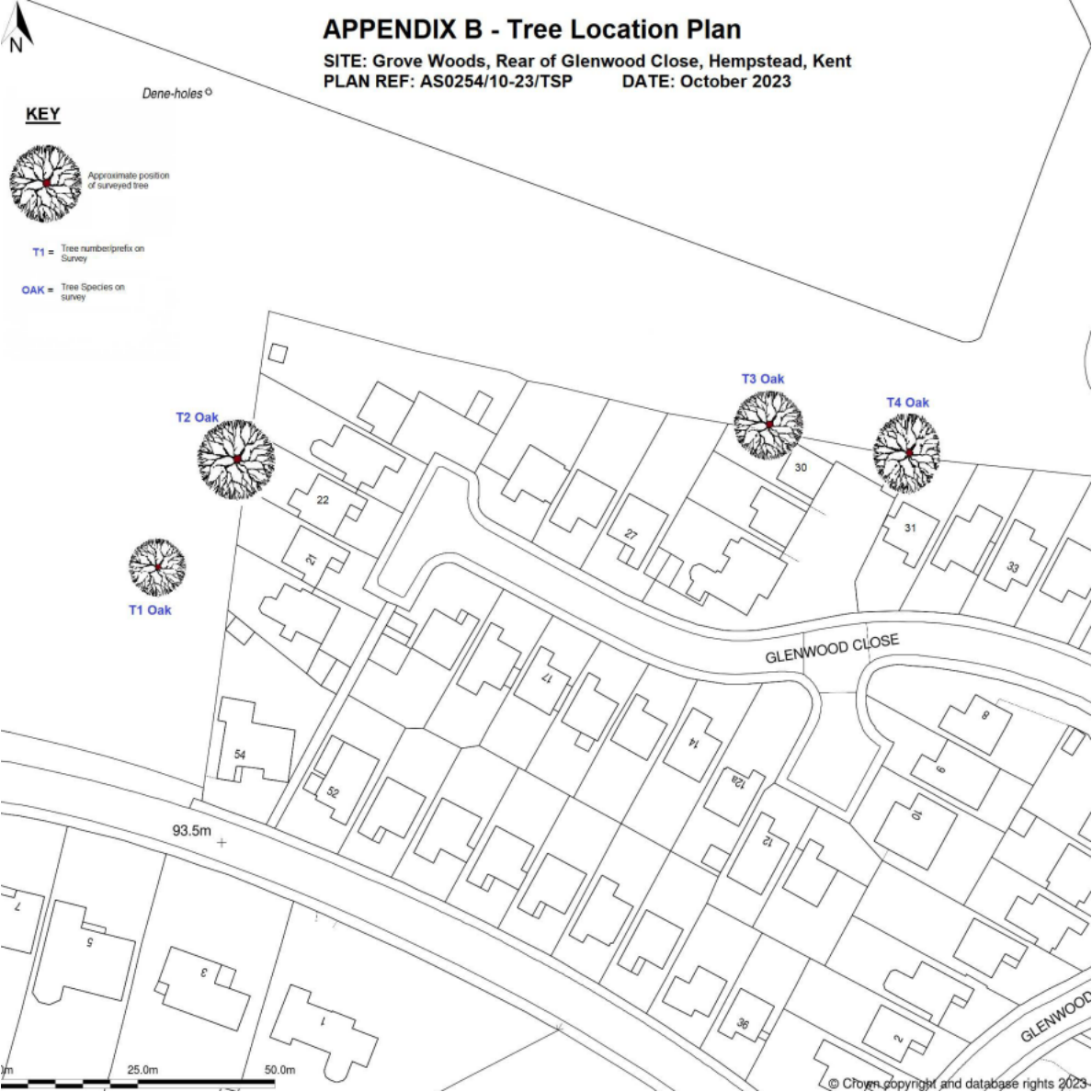
**PEPY'S WAY STREET SCENE**  
As Proposed



# TPA/24/0947

Land To The Rear Of 22, 30 And 31 Glenwood Close  
Hempstead  
Gillingham  
Medway  
ME7 3RP

# Site Location Plan





# Photos From Tree Report





# T2 -Oak





# T3 - Oak





# T4 -Oak





# MC/25/0125

View Bungalow

Sundridge Hill

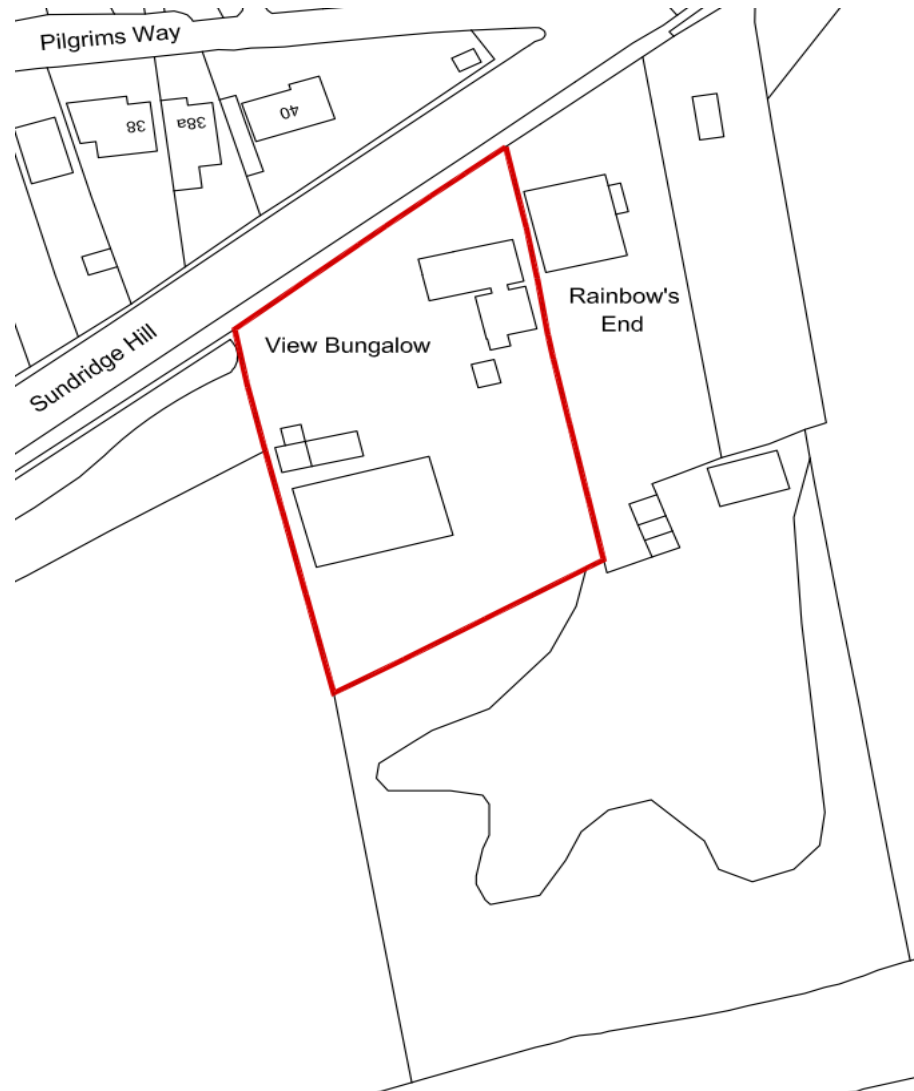
Cuxton

Rochester

Medway

ME2 1LF

# Site Location Plan





# Officer Site Photos



# Officer Site Photos



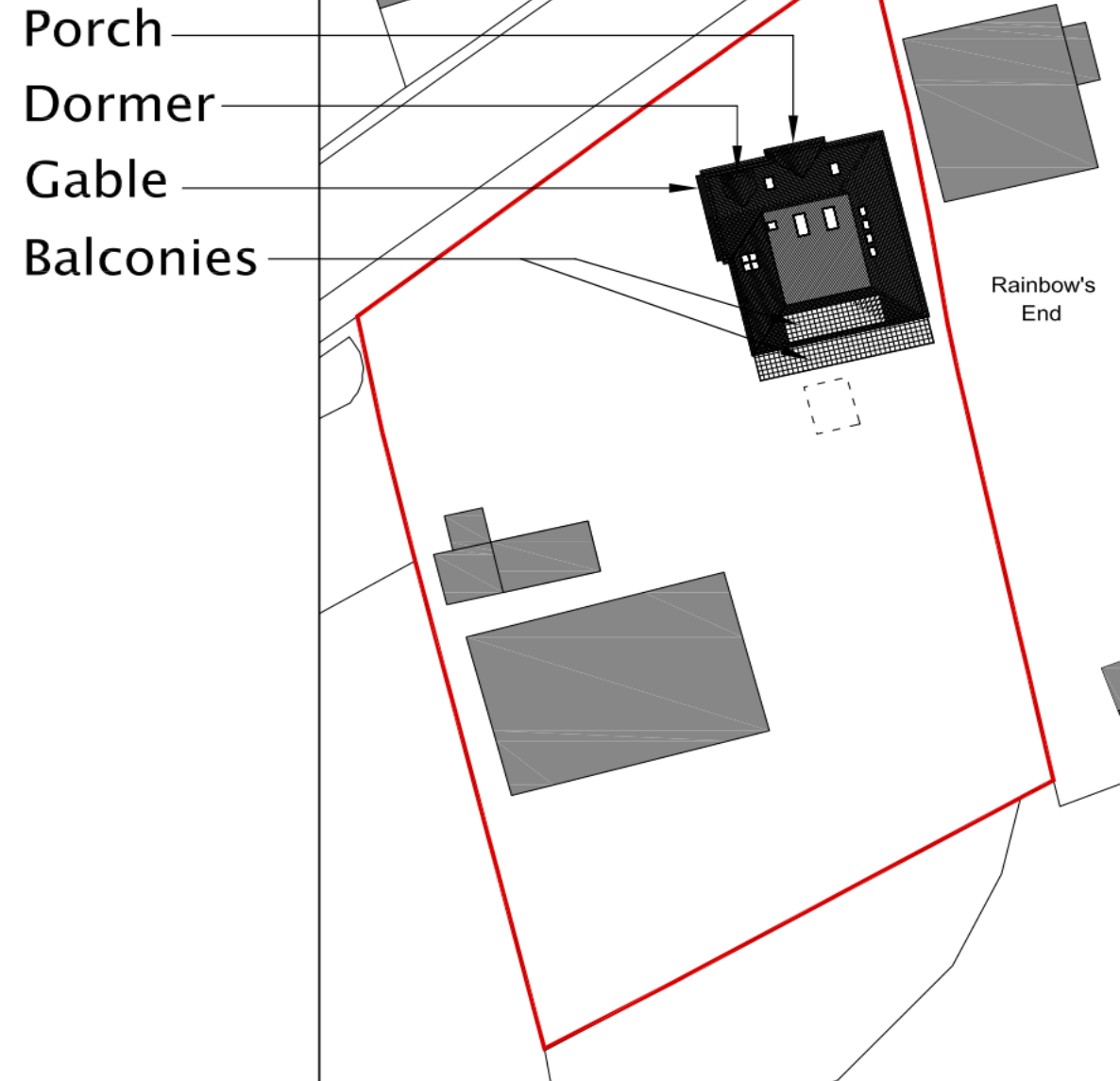


# Block Plans

## Proposed Ground Floor Extensions



## Proposed Roof Extension

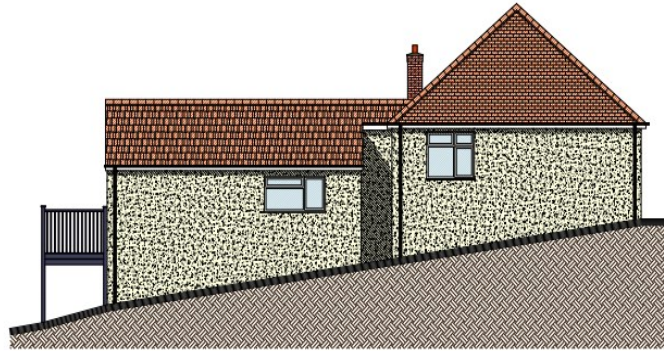




# Existing & Proposed Elevations



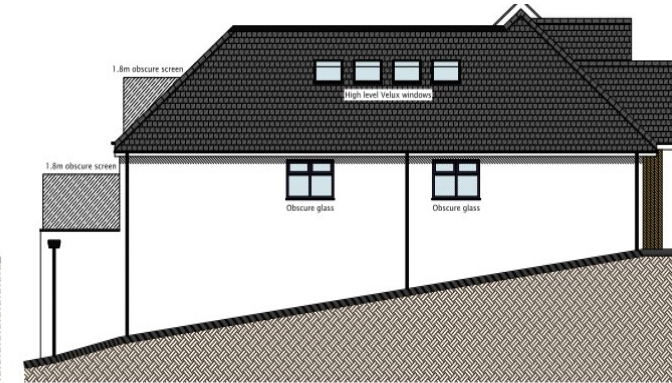
North - front elevation  
@ scale 1:50



East - side elevation  
@ scale 1:50



North - front elevation  
@ scale 1:50



East - side elevation  
@ scale 1:50



South - rear elevation  
@ scale 1:50



West - side elevation  
@ scale 1:50



South - rear elevation  
@ scale 1:50



West - side elevation  
@ scale 1:50

*As Existing*

design@r-key.tech

DRAWING NUMBER  
**24 - 1594/002**

SCALE 1:50 @ A1 DRAWN BY R.SMITH DATE JAN 2025

PROJECT  
View Bungalow, Sundridge Hill,  
Cuxton, Rochester, ME2 1LF.  
DRAWING TITLE  
EXTENSION & ROOF EXTENSION TO DWELLING  
EXISTING ELEVATIONS

*As Proposed*

design@r-key.tech

DRAWING NUMBER  
**24 - 1594/005 A**

SCALE 1:50 @ A1 DRAWN BY R.SMITH DATE JAN 2025

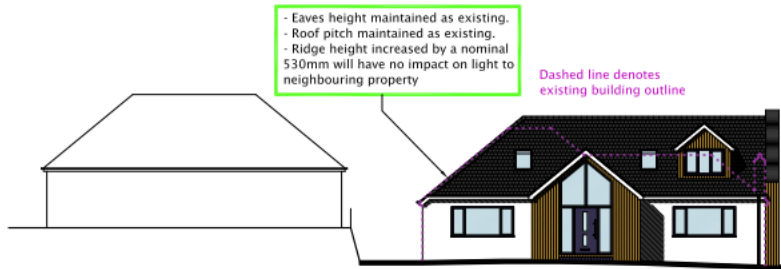
PROJECT  
View Bungalow, Sundridge Hill,  
Cuxton, Rochester, ME2 1LF.  
DRAWING TITLE  
EXTENSION & ROOF EXTENSION TO DWELLING  
PROPOSED ELEVATIONS



# Impact On Neighbouring Property – Rainbows End



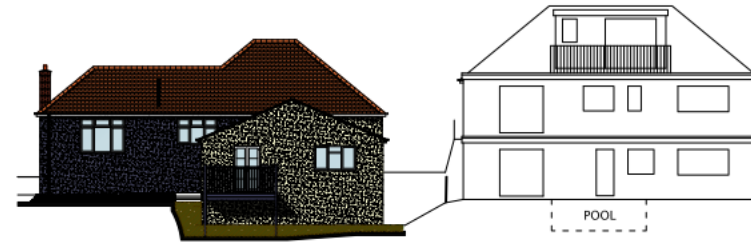
Existing North - front elevation  
@ scale 1:100



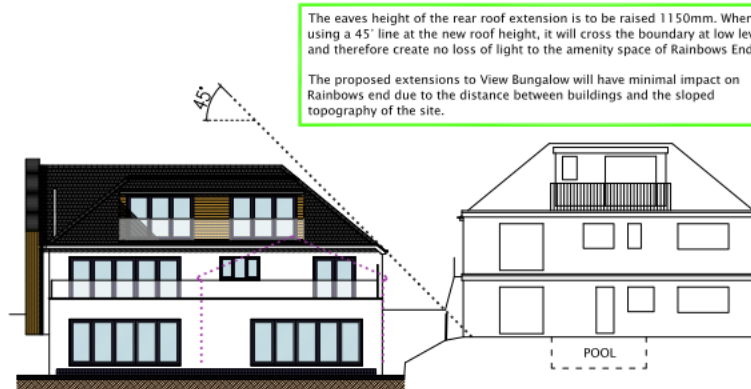
Proposed North - front elevation  
@ scale 1:100

- Eaves height maintained as existing.  
- Roof pitch maintained as existing.  
- Ridge height increased by a nominal 530mm will have no impact on light to neighbouring property

Dashed line denotes existing building outline



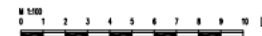
Existing South - rear elevation  
@ scale 1:100



Proposed South - rear elevation  
@ scale 1:100

The eaves height of the rear roof extension is to be raised 1150mm. When using a 45° line at the new roof height, it will cross the boundary at low level and therefore create no loss of light to the amenity space of Rainbows End.

The proposed extensions to View Bungalow will have minimal impact on Rainbows end due to the distance between buildings and the sloped topography of the site.



**design@rkey.tech**

DRAWING NUMBER  
**24 - 1594/007**

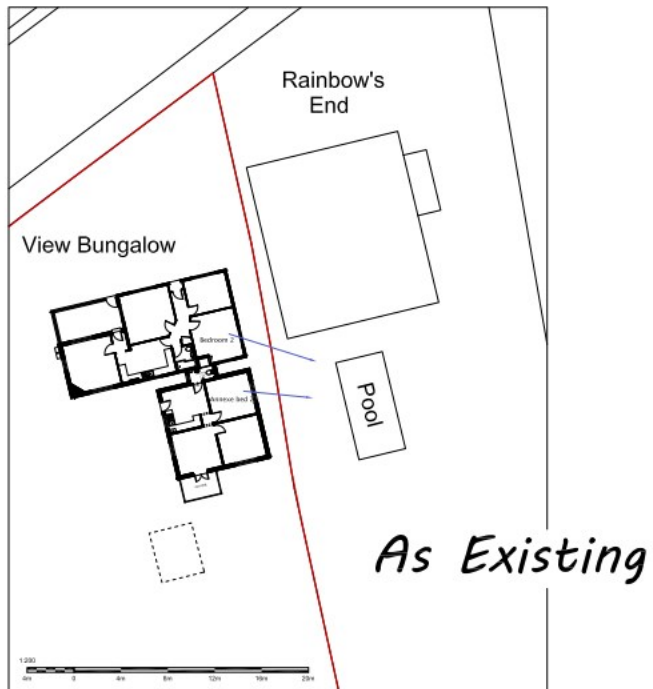
SCALE  
1:100 @ A1

DRAWN BY  
R.SMITH

DATE  
JAN 2025

PROJECT  
View Bungalow, Sundridge Hill,  
Cuxton, Rochester, ME2 1LF.  
DRAWING TITLE  
EXTENSION & ROOF EXTENSION TO DWELLING  
PLANNING JUSTIFICATION - SHEET 1

# Privacy Justification



### Block Plan 1:200

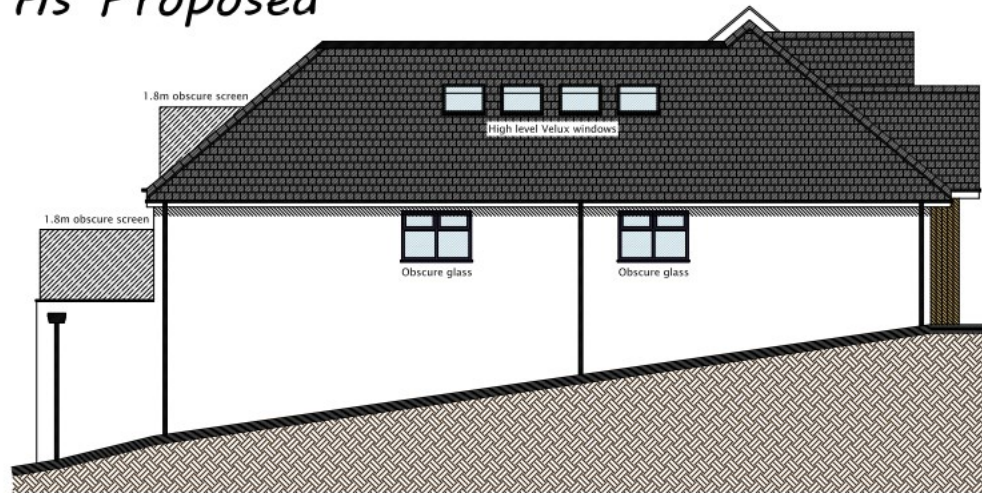


Existing view from bedroom 2

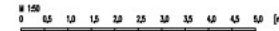


Existing view from annexe bed 2

*As Proposed*



East - side elevation  
@ scale 1:50



The proposed development seeks to improve privacy between View Bungalow and Rainbows End.

Currently there exists direct overlooking between properties, from both Rainbows end balconies into the side facing bedroom windows of View Bungalow and from the side facing bedroom windows of View Bungalow into the amenity and pool area of Rainbows End.

The new design will remove the clear glazed side facing windows of View Bungalow. The rooms which are currently bedroom 2 and annexe bed 2 will become en-suite and utility room. The now smaller windows to these rooms will include obscure glass and fixed shut panels below 1.7m from finished floor level. There will be top opening lights for ventilation above 1.7m from finished floor.

The proposed first floor side facing Velux windows will have cills above 1.7m from finished floor level and will therefore cause no overlooking issues.

The proposed balconies to View Bungalow will include a 1.8m high obscure glass panel to ensure no overlooking occurs between properties.

**design@r-key.tech**

DRAWING NUMBER  
**24 - 1594/008**

SCALE  
as shown @ A1

DRAWN BY  
**R.SMITH**

DATE  
**JAN 2025**

**PROJECT**  
**View Bungalow, Sundridge Hill,**  
**Cuxton, Rochester, ME2 1LF.**

DRAWING TITLE  
**EXTENSION & ROOF EXTENSION TO DWELLING**  
**PLANNING JUSTIFICATION - SHEET 2**



# MC/24/2564

211 High Street

Chatham

Medway

ME4 4BG

# Site Location Plan



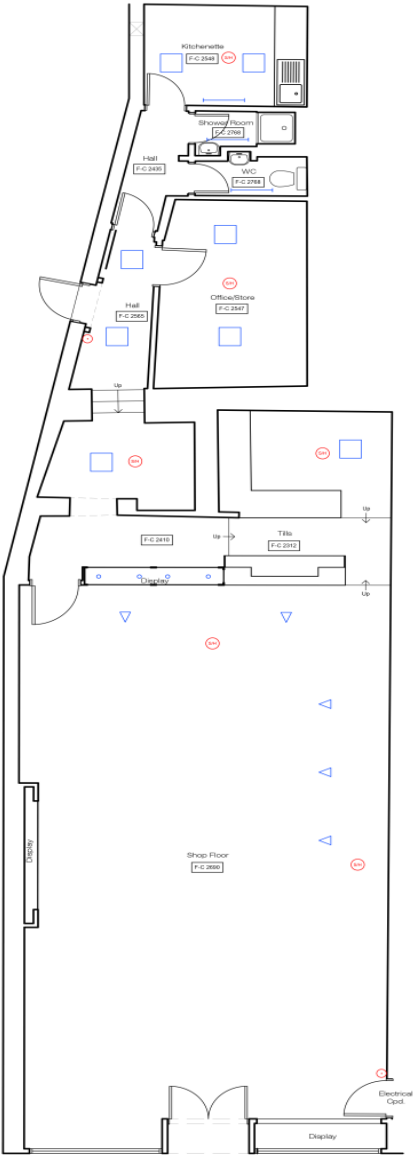


# Site Photos

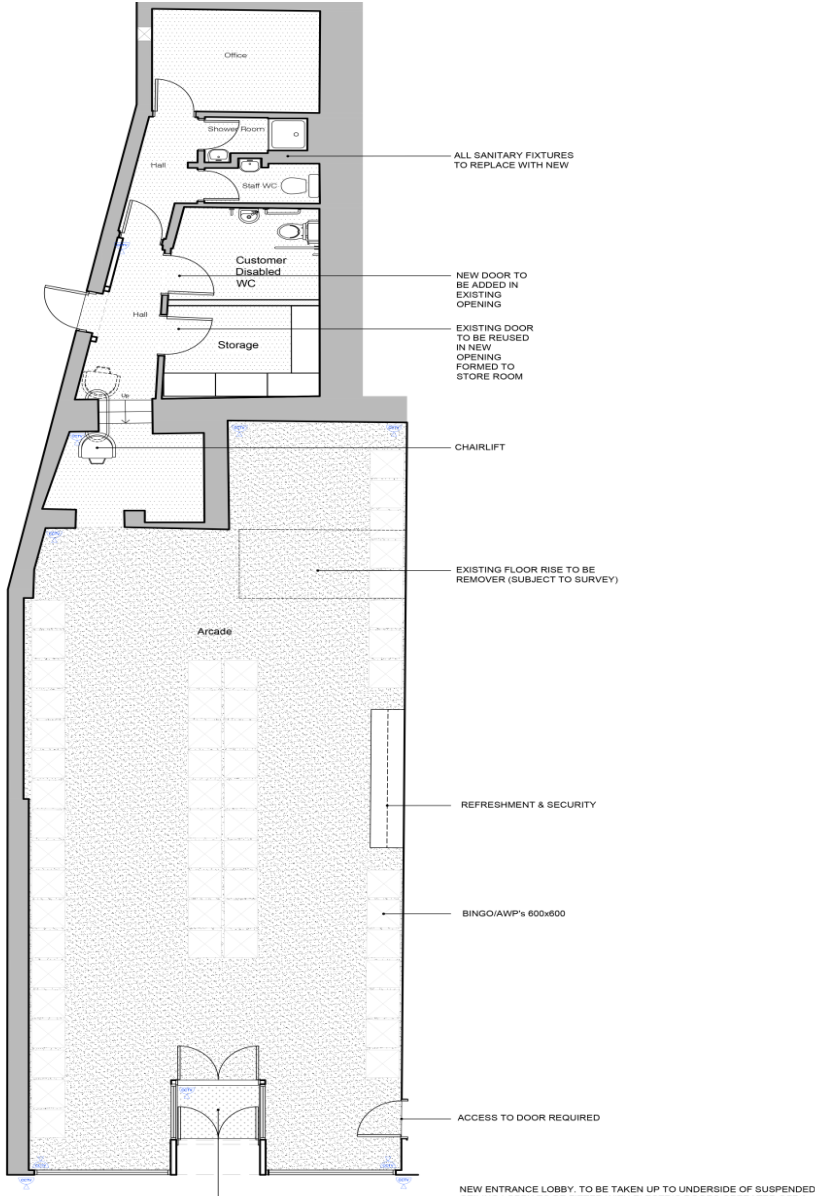


# Existing & Proposed Floor Plans

Existing



Proposed



EXISTING GROUND FLOOR PLAN  
Scale 1:50 @ A1