

MC/25/2255

Date Received: 18 November 2025
Location: 28 Hollywood Lane Wainscott
Rochester Medway
Proposal: Construction of a single storey detached pool house to rear garden
Applicant: Mr Jazz Cheema
Agent: Mark Carter Associates
Mr Mark Carter Design Studios
Priestfield Stadium
Priestfield Road
Gillingham
Medway
ME7 4DD
Ward: Strood Rural
Case Officer: Joshua Odell
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 11 February 2026.

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 18/11/2025:

3329 - 025 REV C - Proposed Site Plan.

3329 - 025 REV E - Location Plan and Existing and Proposed Block Plan and Proposed Plans and Elevations.

3329 - 025 REV F - Location Plan and Existing and Proposed Block Plan and Proposed Plans and Elevations and Section.

3329 - 027 - Proposed Section.

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 outbuilding hereby approved shall only be occupied and used ancillary to the main dwelling and shall not be occupied as a separate dwelling.

Reason: To regulate and control the permitted development in the interests of amenity 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 application seeks permission for the construction of a single storey detached pool house to rear garden. As the property is on a corner plot where the house fronts Hollywood Lane, the rear garden faces onto Leigh Road and the proposed outbuilding will be visible from that road.

The proposed outbuilding will have a pitched roof and is of an L-shape arrangement towards the outer west side and north rear boundaries. It will measure 4.2m-4.55m in height (3.1m to the eaves), 19.0m in depth along the west side boundary with Leigh Road and 11.2m in width across the rear boundary with 2a Leigh Road. It will be sited over 1.0m from the adjacent boundaries. The outbuilding will be approx. 7.7m from the Eastern boundary.

The outbuilding will comprise a pool room as well as games room, gym, sauna, and steam rooms.

The garden land level is set below the street land level by 0.45m.

The rear garden amenity measures an area of approx. 505sqm. The proposed outbuilding measures an area of approx. 146sqm; occupying 28.9% of the rear garden amenity.

Relevant Planning History

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|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| MC/20/2764 | Demotion of existing dwelling house and construction of a five-bedroom dwelling with detached garage and associated parking.
Approved 28 April 2021 |
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MC/21/1760 Details pursuant to conditions 3 (CEMP), 4 (materials) and 5 (electric vehicle charging point) on planning permission MC/20/2764 for demotion of existing dwelling house and construction of a five-bed roomed dwelling with detached garage and associated parking.
Approved 20 August 2021

MC/25/0346 Details pursuant to condition 6 (landscaping) on planning permission MC/20/2764 for demotion of existing dwelling house and construction of a five-bedroom dwelling with detached garage and associated parking
Approved 17 April 2025

MC/21/2666 Construction of a single storey extension to rear to accommodate a swimming pool.
Withdrawn

MC/25/1132 Construction of a single storey rear garden pool outbuilding
Withdrawn

Representations

The application by individual neighbour notification to the owners and occupiers of neighbouring properties. Frindsbury Extra Parish Council have also been consulted.

Two letters have been received raising the following objections:

- loss of amenity;
- loss of privacy;
- loss of outlook;
- loss of sunlight and overshadowing;
- loss of amenity;
- overlooking;
- mass and scale.
- overbearing and dominance of structure;
- overdevelopment;
- harm to trees;

Frindsbury Extra Parish Council have made the following comments:

- Over development of the site, with the loss of a substantial part of the garden and loss of private amenity for the benefit of the property.
- The proposed outbuilding is disproportionately large and overbearing in nature, amounting to an overdevelopment of the site. The scale of the structure when considered in conjunction with the limited size of the garden, would result in a substantial loss of outdoor amenity space for the occupants.
- They would like the application determined by Planning Committee if the recommendation is for approval due to the above and persistent applications for the site.
- If approved a condition should be added that the building should not be used as additional living accommodation.

Dickens Country Protection Society object on the following grounds:

- Overdevelopment
- If approved a condition should be added that the building should not be used for residential purposes.

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 2012 and are considered to conform.

The Emerging Local Plan has been submitted to the Inspectorate for examination. The policies within this version of the emerging plan have weight in the determination of planning (and associated) applications. However, due to the nature of this proposal, the stage of the emerging Local Plan, the existence of relevant adopted Policies in the Medway Local Plan (2003) and guidance in the NPPF it is considered that the proposal falls to be considered with regard to the adopted policies and guidance in the NPPF.

Planning Appraisal

28 Hollywood Lane is a large two-storey, detached dwellinghouse with habitable space within the loft space, and is located in the urban area of Wainscott. The dwellinghouse is setback approx. 15.0m within its plot and has a detached double garage to its front. To the rear, the property supports a generous private rear garden amenity. The site is a corner plot, fronting the highway of Hollywood Lane and Leigh Road running adjacent to the west side boundary.

The wider street scene is characterised by residential properties encompassing single and double storey detached and semi-detached dwellinghouses. These properties are of mixed character in both design and building line, with some set well within their

curtilage and of a more private and secluded arrangement. These properties support a mix of soft and hard landscaping to their fronts as well as some provision of garages/outbuildings within their plot.

Principle

The application site is within a residential area and there are no overarching factors which would broadly restrict an alteration to a residential dwelling. The application therefore needs to be considered on matters of design, impact on neighbouring amenities and highway considerations.

Design

Under permission MC/20/2764 for a replacement house, Class E permitted development rights were removed.

The proposed outbuilding, although large, occupies a plot that supports a generous rear garden amenity space such that accounting for the floor area of this aspect alone, the proposed outbuilding would occupy 28.9% of the rear garden amenity; retaining 71.1% of the rear garden amenity space comprising 359sqm in area of external amenity. As such, the proposed outbuilding would not appear disproportionate within its siting. Moreover, the proposed outbuilding is to function as an extension of the rear amenity, serving the leisure and recreational needs of occupiers of the main dwelling in the form a personal gym and a swimming pool.

The proposed outbuilding will be inset from the side and rear boundaries by over 1.0m as well set approx. 7.7m from the east side boundary (adjacent to No.26 Hollywood Lane). From this perspective, the proposed outbuilding is sited whereby it would have a limited sense of overbearing and dominance upon residential properties, as together with its single storey nature and boundary gap, the sole residential property within vicinity of the development is No.2A Leigh Road whereby the proposed outbuilding remains within the adjacent building line and along the side elevation of this neighbouring dwelling.

Within regard to perspectives from the adjacent highway and street of Leigh Road, the rear garden level of the application site is set 0.45m below the street level and behind a 1.8m boundary treatment, such that the proposed outbuilding would appear well screened and have limited views; being of a low profile nature whereby the eaves sit below 2.95m, and setting the adjacent maximum height and roof pitch (4.2m; 3.75m from street level) over 5.0m into the plot providing further visual relief from the development.

Although well screened due to siting, the implementation of the pitched roof also assists in breaking up the elevations when within view while also appearing sympathetic to the primary dwellinghouse as opposed to an overly dominant extensive flat roof.

The spatial pattern of the surrounding area reflects a varied building, by which dwellinghouses can appear well setback within their plot and relative to the adjacent property such that the introduction of a larger outbuilding within this setback rear siting would not appear out of character.

In consideration of the above, the proposed outbuilding is considered to appear sympathetic to the primary dwellinghouse and appropriate in mass and scale within the context of the generous rear garden amenity as well as well screened and spaced from neighbouring properties and the adjacent street accounting for the disparity in land levels and siting. As such, it is considered that the proposed outbuilding complies with Policies BNE1 of the MLP 2003 and paragraphs 131 and 135 of the NPPF.

Amenity

Due to the single storey nature and siting of the proposal in relation to the adjoining neighbours and tracking of the sun there would be no significant or unacceptable impacts in terms of daylight, sunlight, outlook, and privacy.

In the interest of residential amenity, a condition is recommended that the outbuilding remains ancillary in nature to the primary dwellinghouse.

As such the proposal complies with the amenity objectives of Policy BNE2 and paragraph 135 of the NPPF.

Highways

The proposed makes no changes to parking provision or highways access or function.

As such, the proposal would not result in harm to highways function or highways safety. Therefore, no objection is raised on highways grounds, and the proposal would be in accordance with Policies T1 and T13 of the Local Plan and paragraph 116 of the NPPF.

Trees

Within proximity of the site, two trees are sited outside the application site upon public amenity land of the adjacent highway of Leigh Road.

Both trees are located outside of the site boundary, behind a brick boundary wall on elevated topography 650mm greater than the site. As such, the calculated RPA has been amended to take in consideration of the existing built structure and ground levels in line with section 4.6.3 BS 5837:2012. Due to the existing topography and boundary wall the design proposal will not impact the RPA of the recorded trees.

The design proposal will not impact the recorded trees, and the existing brick boundary wall will act as adequate tree protection during development, and as such no additional tree protection will be required.

As such, the proposal is considered to comply with Policy BNE43 of the Medway Local Plan.

Conclusions and Reasons for Approval

The proposed outbuilding is considered to appear sympathetic to the primary dwellinghouse and appropriate in mass and scale within the context of the generous rear garden amenity as well as well screened and spaced from neighbouring properties and the adjacent street accounting for the disparity in land levels and siting.

Due to the single storey nature and siting of the proposal in relation to the adjoining neighbours and tracking of the sun there would be no significant impacts in terms of daylight, sunlight, outlook, and privacy.

It is considered that the proposed outbuilding complies with Policies BNE1 and BNE2 and BNE43 of the Medway Local Plan 2003 and paragraphs 131 and 135 of the NPPF and is accordingly recommended for approval.

The application would normally be determined under delegated powers but is being referred for Committee determination at the request of the Parish 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/>