

**MC/25/2220**

**Date Received:** 12 November 2025  
**Location:** 22 Roebuck Road Rochester  
Medway ME1 1UE  
**Proposal:** Replacement of existing conservatory and construction of a new orangery  
**Applicant:** Mrs Lau Duchemin  
**Ward:** Rochester West & Borstal  
**Case Officer:** Justin Kazembe  
**Contact Number:** 01634 331700

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**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 carried out in accordance with the following approved plans:

Received 25/11/2025:

- RR22/001 - EXISTING AND PROPOSED ELEVATIONS
- RR22/002 - EXISTING AND PROPOSED FLOOR PLANS

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

- 2 All materials used externally shall match those set out in the application form received 12 November 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

**Proposal**

The application seeks retrospective planning permission for the replacement of a previously existing rear conservatory with a new orangery style single-storey rear extension. The previous conservatory occupied a similar footprint, projecting approximately 4m from the rear elevation.

The new structure comprises rendered external walls, a flat roof with roof lights, and glazed doors opening onto the rear garden. The extension spans the width of the original rear elevation and provides internal living space that remains connected to the main dwelling.

The property lies within the Watts Avenue/Roebuck Road Conservation Area, and therefore development must preserve or enhance the character and appearance of this designated heritage asset.

#### Summary information

| <b>Extension</b>     | <b>Existing<br/>(conservatory)</b> | <b>Proposed<br/>(extension)</b> |
|----------------------|------------------------------------|---------------------------------|
| Max depth            | 4m                                 | 4m                              |
| Max width            | 6.2m                               | 6.2m                            |
| Maximum Height       | 3m                                 | 3.3m                            |
| Maximum Eaves Height | 2.2m                               | 2.5m                            |

#### Relevant Planning History

None

#### Representations

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

**The City of Rochester Society**, have raised the following objections:

- Concern re retrospective nature of the application
- The terminology used in the application documents is unclear and therefore misleading.
- The submitted drawings do not adequately show the exact scale, layout, and density of the constructed extension, resulting in an incomplete or insufficient representation of the built form.
- Inappropriate design standard for its location within the Watts Avenue/Roebuck Road Conservation Area. Specific reference is made to the use of render and uPVC, which does not meet the expectations for materials within the Conservation Area.
- Extension is visible from the adjacent public footpath and appears out of keeping with the surrounding properties, resulting in visual harm to the street scene and wider landscape.
- Concern regarding the potential loss of light to neighbouring properties as a result of the extension's size.
- Allowing the retrospective application may be seen to condone unauthorised 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 2024 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**

### *Background*

22 Roebuck Road is a two-storey semi-detached dwelling located on the eastern side of Roebuck Road within the suburban residential area of Rochester. Frontages are typically defined by soft landscaping, low boundary treatments, and off-street parking, contributing to the suburban character of this part of the street.

The dwelling sits within the Watts Avenue/Roebuck Road Conservation Area. Although this part of Roebuck Road is more modern than the historic core of the Conservation Area, the properties contribute to its overall character through their suburban design, spacing, and landscaping.

The application site includes a modest rear garden enclosed by close-board fencing. Prior to the current development, the property had a lightweight glazed conservatory projecting from the rear elevation. This structure has since been removed and replaced by a single-storey orangery style extension, for which retrospective planning permission is sought.

### *Design and Heritage*

Policies BNE1 and BNE12 of the Medway Local Plan 2003 require development to be well-designed, respect the appearance of the surrounding area, and preserve or enhance Conservation Areas. Paragraphs 204, 212 and 215 of the NPPF (2024) require good design and heritage protection.

The host dwelling is a semi-detached property set within a row of similar suburban dwelling houses. While the wider conservation area contains a mix of Victorian and Edwardian design, this part of Roebuck Road is informed by a consistent group of modest, modern houses whose contribution to the Conservation Area relates more to their suburban rhythm, building line and spacing.

The replacement structure, while more solid in appearance, remains a negligible rear addition, positioned entirely within the private garden setting, and shielded from the primary street frontage.

With respect to visibility from the public footpath, glimpsed views are possible, however, these are brief and filtered by existing boundary treatments and vegetation. In this context, the flat-roofed form, modest height, and considered materials do not appear intrusive. The rendered finish is neutral and sits comfortably within the mixed palette already present in this part of the Conservation Area, where render, brick and tile hung fenestration are all common.

In relation to the use of uPVC, the extension is substantially screened from the public footpath by the existing boundary fence, meaning the presence of uPVC fenestration is not readily visible in public views. Further to this, the host dwelling forms part of a modern suburban group of dwellings where the use of uPVC results in a minimal impact on heritage.

In this context, and given the limited visibility of the extension, the use of uPVC does not detract from the character or appearance of this part of the Conservation Area.

The extension reads as a modern but modest domestic addition, and the overall scale and massing remain in keeping with both the host dwelling and the surrounding suburban character. The development is not considered harmful to the significance of the Conservation Area and complies with Policy BNE1 and BNE12 of the Medway Local Plan 2003 and paragraphs 131 and 135 of the NPPF.

### *Amenity*

Policy BNE2 of the Medway Local Plan requires development to respect the amenities of neighbouring occupiers, avoiding unacceptable overshadowing, loss of privacy, outlook issues, or noise impacts.

The extension replaces an existing conservatory of similar footprint. While the new structure incorporates solid walls in place of former glazing, its depth and height remain comparable to what previously existed. Given the boundary separation between Nos. 20, 22 and 24, and the fact that the extension is single-storey and introduces no new side-facing outlook opportunities that was not already present, there is no material increase in overlooking or opportunities for loss of privacy.

Regarding daylight and overshadowing, the projection remains limited at approximately 4m and is typical of residential development. The nearest neighbouring windows are positioned at sufficient distance and orientation such that no unacceptable loss of light or outlook would occur.

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

## *Highways*

The proposal is for the replacement of an existing structure and does not increase the number of bedrooms or intensify the residential use.

The proposal would not result in harm to the 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.

## **Conclusions and Reasons for Approval**

The proposed development would not detract from the overall character and appearance of the host dwelling or street scene of Roebuck Road and would remain modest in scale. The proposal is in accordance with Policies BNE1, BNE2, T1 and T13 of the Medway Local Plan 2003 and paragraphs 116, 131, 135, 204, 212 and 215 of the NPPF and is therefore recommended for approval.

This application would normally be determined under delegated powers but is being referred to Committee due to a call by Councillor Linda Bowen, due to her concern about the comments and objections from the City of Rochester Society.

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## **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/>