

MC/26/0407

Date Received: 02 March 2026
Location: 23 Pump Lane, Rainham, Gillingham, Medway, ME8 7AB
Proposal: Construction of a detached, self-build chalet bungalow with associated parking and landscaping - demolition of existing.
Applicant Agent: Mr J Chakker
Mr M Singh
DPL
9A The Pinnacle
160 High Road
Chadwell Heath
Romford
RM6 6PN
Ward: Rainham North
Case Officer: Jacky Olsen
Contact Number: 01634 333056

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 29 July 2026.

Recommendation - Approval Subject to the applicant completing a unilateral agreement under S106 to secure the following:

- 1 To secure the dwelling to be delivered as self-build.**

And the following 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 28 April 2026

51-1000-989-S01-P2 - Pre-Existing Block Plan and Site Plan and Pre-Existing Car Park Plan

51-1000-989-S11-P1 - Proposed Street Scene

51-1000-989-S09-P3 - Proposed Elevations

Received 16 July 2026

51-1000-989-S03-P6 - Proposed Block Plan

Received 02 April 2026

51-1000-989-S08-P1 - Proposed First Floor Plan

Received 05 June 2026

51-1000-989-S07-P5 - Proposed Ground Floor Plan

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 02 March 2026 and drawing 51-1000-989-S09-P3 - Proposed Elevations received 28 April 2026.

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 Prior to first occupation of the dwelling hereby approved the front parking area shall be formed from permeable surfacing materials or be provided with drainage arrangements within the site so that no surface water flows from the site onto the public highway. The permeable paving or drainage installed shall thereafter be retained.

Reason: To manage surface water in accordance with Paragraph 182 of the NPPF.

- 5 The dwelling shall not be occupied until the cycle parking shown on drawing 51-1000-989-S03-P6 received 16 July 2026 has been implemented in accordance with the approved details and shall thereafter be retained.

Reason: To ensure the provision and permanent retention of bicycle spaces in accordance with Policy T4 of the Medway Local Plan 2003.

- 6 The dwelling shall not be occupied until the approved refuse arrangements shown on drawing 51-1000-989-S03-P6 received 16 July 2026 have been implemented in accordance with the approved details and shall thereafter be retained.

Reason: In the interests of visual amenity and to ensure a satisfactory provision for refuse and recycling in accordance with Policy BNE2 of the Medway Local Plan 2003.

- 7 The development herein approved shall incorporate the measures to address energy efficiency and climate change as set out in the Climate Change Statement received 02 March 2026. The development shall not be occupied until a verification report prepared by a suitably qualified professional has been submitted to and approved in writing by the Local Planning Authority confirming that all the approved measures have been implemented.

Reason: In the interests of sustainability and to positively address concerns regarding climate change in accordance with paragraph 164 the National Planning Policy Framework 2024.

- 8 The dwelling shall not be occupied until details of the boundary treatment for the site and details of hard and soft landscaping for the area to the front of the approved dwelling have been submitted to and approved in writing by the Local Planning Authority. The hard and soft landscaping and boundary treatment shall be implemented in accordance with the approved details before first occupation of the dwelling hereby approved and shall thereafter be retained.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality and impact on the retained trees, in accordance with Policies BNE1 and BNE43 of the Medway Local Plan 2003.

- 9 No development shall take place above ground floor slab level until details of the provision of one electric vehicle charging point has been submitted to and approved in writing by the Local Planning Authority. Details shall include the location, charging type (power output and charging speed), associated infrastructure and timetable for installation. The development shall be implemented in accordance with the approved details and shall thereafter be maintained.

Reason: In the interests of sustainability in accordance with paragraph 117E of the NPPF.

- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and re-enacting that Order with or without modification) the dwellinghouse herein approved shall remain in use as a dwellinghouse falling within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any order amending, revoking and re-enacting that Order with or without modification) and no change of use shall be carried out unless planning permission has been granted on an application relating thereto.

Reason: To enable the Local Planning Authority to control such development in the interests of amenity, in accordance with Policy BNE2 of the Medway Local Plan 2003.

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and re-enacting that Order with or without modification) no development shall be carried out to the proposed property within Schedule 2, Part 1, Classes A and E of that Order unless planning permission has been granted on an application relating thereto.

Reason: To enable the Local Planning Authority to control such development in the interests of visual and neighbouring amenity in accordance with Policies BNE1 and 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 proposal is for the construction of a detached chalet bungalow, comprising:

- Ground floor: porch, hallway, study/craft area, 2 x living rooms 2 x toilets, boiler/service room, utility room, kitchen with snug area, 1X bedroom with ensuite shower room;
- First floor: 2X bedrooms with ensuite toilets and wardrobes.

There is proposed a large rear garden area. To the front will be a drive and parking for six vehicles. Also, to the front is proposed a refuse store and cycle shed but no details have been provided. A car charging point is proposed at the front of the dwelling.

Relevant Planning History

MC/05/0707	Application for Lawful Development Certificate (proposed) for construction of detached double garage to rear.	Approval with conditions	22 April 2005
MC/05/0062	Increase in roof and chimney height to facilitate additional living accommodation at first floor level with two dormers to front together with two storey rear extension (demolition of single storey to rear and garage).	Approval with conditions	17 February 2005
MC/04/1442	Increase in roof and chimney height to form part two storey, part single storey rear extension and dormer windows to front to facilitate additional living accommodation at first floor level.	Withdrawn	27 July 2004
MC/03/1248	Increase in roof and chimney height to facilitate additional living accommodation at first floor level with two dormers to front together with two storey rear extension (demolition of garage).	Refused	20 August 2003
MC/03/0205	Increase in roof and chimney height to facilitate additional living accommodation at first floor level with 3 dormers to front together with two storey rear extension with mansard roof.	Refused	31 March 2003

Representations

The application has been advertised on site, in the press and by individual neighbour notification to the owners and occupiers of the neighbouring property.

19 letters of representation have been received objecting to the application raising the following concerns:

- Inadequate and unclear drawings;
- Boundary proximity, overlooking and loss of privacy;
- Boiler and flue positioning;
- Light glare from solar panels;
- Loss of trees;
- Length of the property;
- Loss of sunlight;
- Loss of outlook;
- Loss of habitat for protected species;
- Overdevelopment;
- Highway safety;
- Potential for future intensification or use as house of multiple occupation;
- Change to the character of the area;
- Risk of garage conversion;
- Drainage and surface water concerns;
- Concerns regarding environmental conduct and public nuisance during construction works;
- Scale and impact on character of the area;
- Loss of amenity from the proposed garage on neighbouring properties.

Other objections have been raised regarding structural stability, subsidence risk, legal right of access from the rear private road but these are not planning considerations and so have not been considered as part of this application.

Southern Water have commented that the applicant would be required to make a formal notification of demolition works and a formal application for a connection to the public sewer and need to get in touch with Southern Water in order to do this. The adequacy of the proposals to discharge surface water to the local watercourse has been questioned.

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 (the NPPF) and are generally considered to conform. Where non-conformity exists, this will be highlighted and addressed in the appraisal section below.

The Emerging Local Plan has been agreed by Full Council for Reg 19 publication, consultation and has now been submitted under Regulation 22 to the Planning

Inspectorate for examination. The policies within this version of the emerging plan have some limited weight in the determination of planning (and associated) applications.

Planning Appraisal

Principle

The proposal is for a replacement dwelling. The site is located in the built-up area of the Rainham and Policy S1 of the Local Plan promotes the best use of development opportunities within urban areas and the re-development and investment of the urban fabric within underused areas.

Paragraph 11 of the NPPF states that decisions should also apply a presumption in favour of sustainable development. The site is located within the urban area as defined on the proposal maps to the Local Plan and in a predominantly residential area characterised by mainly single, family dwellings.

No objections are, therefore, raised in principle to a new replacement dwelling in this location and it is considered to accord with Policy S1 of the Local Plan and paragraph 11 of the NPPF.

Design

Paragraphs 131 and 135 of the NPPF emphasise the importance of good design and Policy BNE1 of the Local Plan states that development should be satisfactory in scale and mass and should respect the visual amenity of the surrounding area.

Pump Lane is a single lane carriageway with relatively tight knit detached residential bungalows and chalet bungalows with large leafy front gardens/driveways and long back gardens. The dwellings on the street are mixed in character providing variety. 23 Pump Lane was a relatively small, 1950s style bungalow with rear extension. There is a large front garden and the rear garden is long with trees to the very rear.

The replacement chalet bungalow is simplistic in design and would be in keeping with the style of others on the street. The white render finish would give a modern look to the property and would be in keeping to those directly adjacent. The dwelling would sit slightly further back on the plot than the previous dwelling but would be in line with the properties to the north of the site. The dwelling would extend further into the rear garden beyond the back line of the adjacent properties, but this is not considered unacceptable due to the single storey nature of the development and other similar examples within the vicinity.

The proposed development is considered to be acceptable in design terms and retains the character of the area in accordance with Policies BNE1 of the Local Plan and paragraphs 131 and 135 of the NPPF.

Residential Amenity

Paragraph 135f of the NPPF states that achieving well-designed places should include creating a high standard of amenity for existing and future users. Policy BNE2 of the Local Plan expects all development to secure the amenities of its future occupants and protect those amenities enjoyed by neighbouring properties.

Neighbour Amenity

The scheme has been considered in relation to the impact of the proposal on the amenities of the occupiers of the surrounding properties in terms of the impact on their residential amenity.

The proposed dwelling would be sited with a 1 metre gap to each side boundary and would measure 3 metres at the eaves and 6.5 metres at its ridge. 25 Pump Lane would be located 3.1 metres from the proposed dwelling and is set down from the property. There are side elevation windows that serve habitable rooms but these have alternative outlook to the front and rear of the property that would mitigate any loss of daylight that may occur from the proposed dwelling. The 1.8 metre boundary fence would mean there would be no overlooking or loss of privacy from the ground floor side elevation windows on the proposed dwelling. Given that 25 Pump Lane is located to the north of the proposed property an assessment of the loss of daylight and sunlight has been undertaken. However, due to the single storey nature of the proposed dwelling and the distance from 25 Pump Lane, the loss of daylight and sunlight would be minimal and acceptable.

21 Pump Lane, located to the south of the property would be sited 1.75 metres away from the proposed dwelling. However, due to the tracking of the sun, there would be no loss of daylight or sunlight to 21 Pump Lane. The property also has no habitable room windows on the side elevation that would be affected by the development in terms of loss of privacy or overlooking.

Therefore, by virtue of the single storey nature of the proposed development and its relationship to neighbouring properties and their habitable windows, the impact is considered acceptable with regards to sunlight, daylight, outlook and privacy. It is possible that the property could be extended in the future under permitted development in a way that could be harmful to the amenities of occupiers of neighbouring properties. As a result, a condition is recommended to remove permitted development rights.

The proposed dwelling, as currently arranged could accommodate 6 people and therefore, could have the potential to be converted into a house of multiple, occupation using permitted development rights. A condition is, therefore, recommended to restrict the change of use from Class C3 to Class C4 to ensure no loss of neighbouring residential amenity.

Subject to the above-mentioned conditions, the application is considered to be acceptable in regard to neighbouring amenity and in accordance with Policy BNE2 and paragraph 135f of the NPPF.

Future Occupier Amenity

Using the Technical Housing Standards - Nationally Described Space Standard dated March 2015 (the national standard), the minimum gross internal floor area for a 3 bedroom, 6 person, 2 storey dwelling would be 102sqm. The dwelling would measure 314sqm which is considered to conform. The proposed bedrooms have been considered against the National Standard and all the bedrooms exceed the minimum requirements for floor area and width and are provided with acceptable outlook.

The garden to the rear of the property provides outdoor amenity space measuring 42 metres in length which is also considered acceptable.

As such, it is considered that the proposal would meet the standards for future occupier amenity in accordance with Policy BNE2 of the Local Plan and paragraph 135f of the NPPF.

Highways

Policy T1 of the Local Plan relates to the assessment of the highways impact of development. Paragraph 116 outlines that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. In this case, the access to the roadway is considered to meet highways standards and the addition of one dwelling where the road is not congested is considered acceptable on highways safety and impact.

Policy T13 provides guidance on vehicle parking standards and the Medway Council Residential Parking Standards state that a three-bedroom dwelling would require a minimum of 2 car parking spaces. Parking is proposed to the front of the property as part of the scheme that would be large enough for 2 cars which would, therefore, comply with the parking standards. The scheme originally included a garage for parking to the rear of the property entered via the service road, however, this has been removed from the proposal as it was considered that there would be enough car parking to the front of the property. A condition is recommended to ensure that the parking and surfacing to the front of the property is provided prior to the property being occupied.

One electric vehicle parking space has been shown on the plans in accordance with the Medway Standards and an appropriate condition is proposed requiring its provision.

Policy T4 of the Local Plan states that secure cycle parking facilities will be sought in new developments. The applicant has proposed cycle parking as part of the scheme to the front of the property. A condition is recommended to ensure that the cycle storage is provided in line with the recommended standards.

Refuse storage has been shown to the front of the property in accordance with the Medway Standards and an appropriate condition is recommended to ensure its provision.

Subject to the above-mentioned conditions, no objection is raised on highways grounds, and the proposal is in accordance with Policy T1, T4 and T13 of the Local Plan and paragraph 116 of the NPPF.

Climate Change and Energy Efficiency

A climate change statement has been submitted with the application. The statement outlines the measures that would be put in place for the new dwelling to address climate change and energy efficiency and which includes the following:

- Follow the energy hierarchy of Be Lean, Be Clean, Be Green incorporating measures to reduce energy demand and operational carbon emissions;
- High levels of thermal insulation to walls, roof, and floors;
- Energy-efficient glazing;
- Measures to minimise uncontrolled air leakage;
- High-efficiency heating systems (such as an air source heat pump or equivalent low carbon technology);
- Efficient hot water systems;
- Low energy lighting (LED) throughout;
- Renewable energy technologies, including roof-mounted;
- Solar photovoltaic panels, subject to detailed design;
- Low-flow sanitary fittings;
- Dual flush toilets;
- Water efficient appliances where practicable;
- Water butts for the collection and reuse of rainwater for appropriate external uses, including garden irrigation;
- Rainwater harvesting measures where feasible to provide additional opportunities for water storage and reuse;
- Grey water recycling measures where feasible and subject to detailed design to reduce demand for potable water supplies;
- Appropriate building layout and window placement to reduce overheating risk
- Natural ventilation strategies;
- Use of durable materials suitable for long-term performance;
- Minimise material waste;
- Utilise responsibly sourced materials where practicable;
- Reduce construction-related environmental impacts.

A condition is recommended for an energy efficiency and climate change verification report to be submitted. Subject to this condition, no objections would be raised regarding paragraph 164 of the NPPF.

Biodiversity Net Gain

As of 2 April 2024, all sites were subject to Biodiversity Net Gain (BNG) as per the conditions of Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Notwithstanding, de minimis exemptions wherein BNG does not need to be provided are set out in the Biodiversity Gain Requirements (Expeditions) Regulations 2024.

In this instance, the application is for a self-build dwelling and, therefore, the application is exempt from biodiversity net gain requirements. In order to secure this an appropriate Unilateral Undertaking and condition are recommended. Therefore, subject to this condition, no objection is raised with regard to paragraph 193 of the NPPF.

Bird Mitigation

Although the application site is within 6km of the North Kent Marshes SPA/Ramsar Sites, the proposed development is a replacement dwelling and, therefore, is unlikely to have a significant effect, either alone or in-combination, on the coastal North Kent Special Protection Areas (SPAs)/Ramsar sites from recreational disturbance on the over-wintering bird interest. Therefore, no tariff has been collected for the dwelling and no objection is raised under Policies S6 and BNE35 of the Local Plan and paragraphs 194 and 195 of the NPPF.

Conclusions and Reasons for Approval

The principle of replacing the existing property with a new dwelling is considered acceptable. The proposal would be acceptable in regard to design, neighbouring and future occupier amenity, highways, parking and biodiversity net gain in accordance with the provisions of Policies BNE1, BNE2, S1, T1, T4 and T13 of the Local Plan 2003 and paragraphs 11, 115, 116, 131, 135, 194 and 195 of the National Planning Policy Framework 2024.

The application is, therefore, recommended for approval subject to the applicant completing a unilateral agreement under S106.

The application would normally be determined under delegated powers but is being referred for Committee determination due to the number of representations received contrary to the officer's recommendation.

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/>.