

Planning Committee

23rd September 2026

MC/26/1272

65 Copenhagen Road, Gillingham, ME7 4RU



MC/26/1272 - 65 Copenhagen Road, Gillingham, ME7 4RU

25 0 25 50 75 100 125 150 175 200

Metres

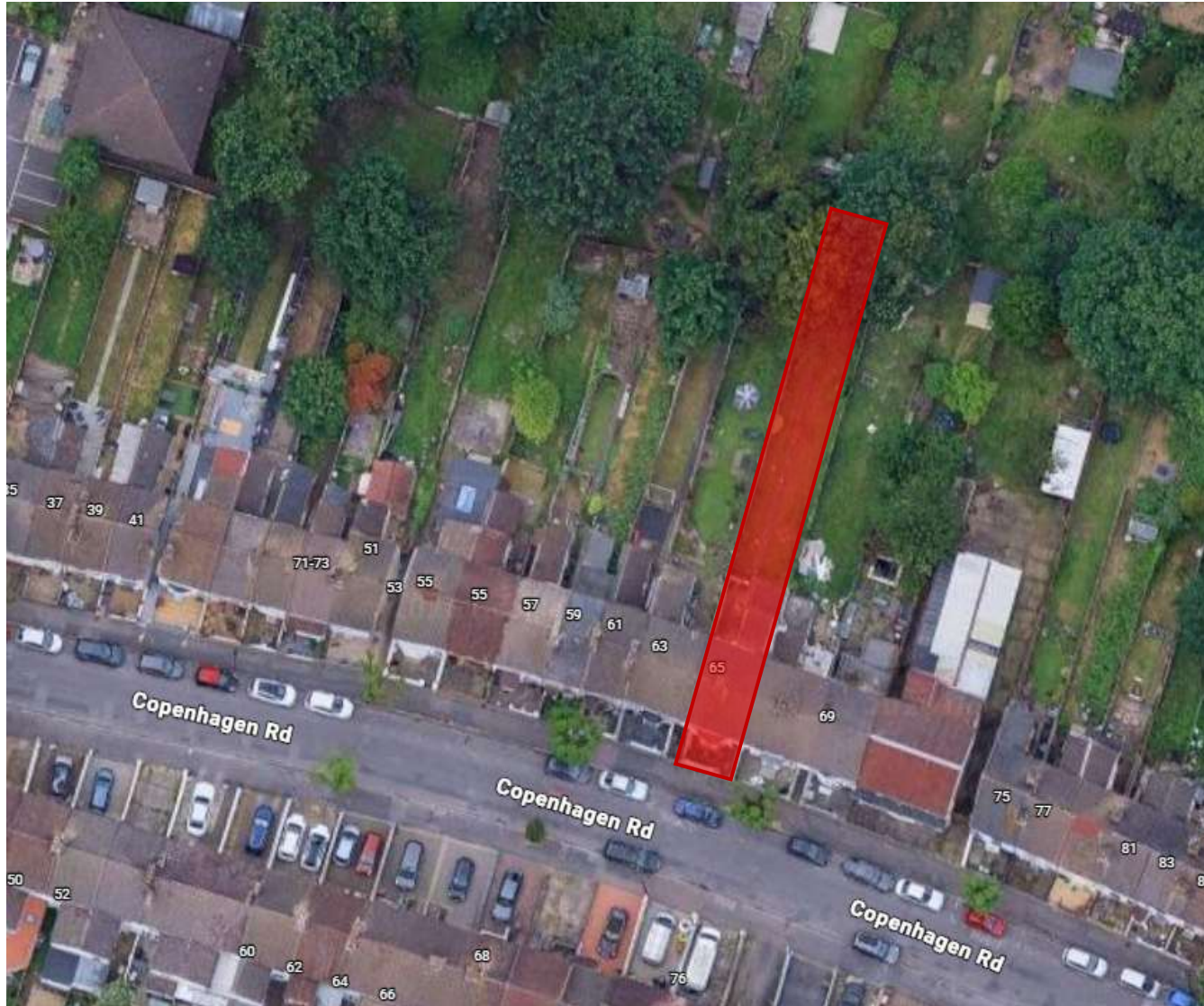
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Scale: 1:2500 08/08/26

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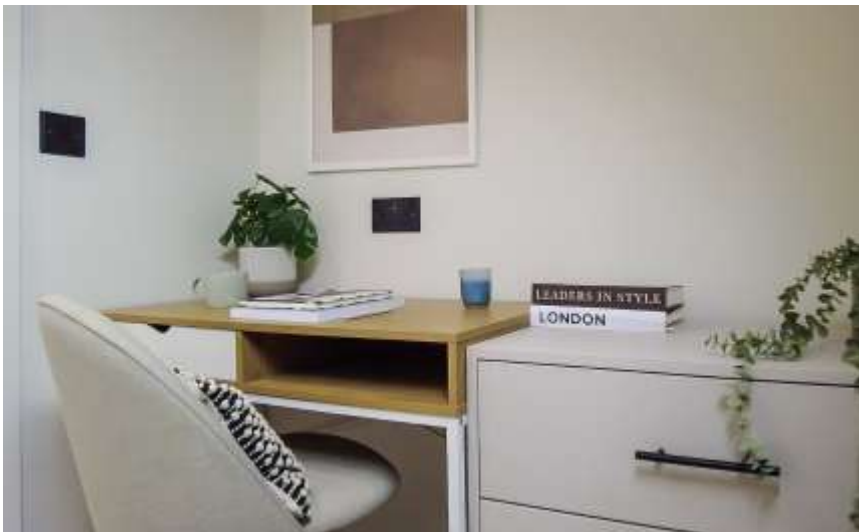
Site Location



Site Street Photos



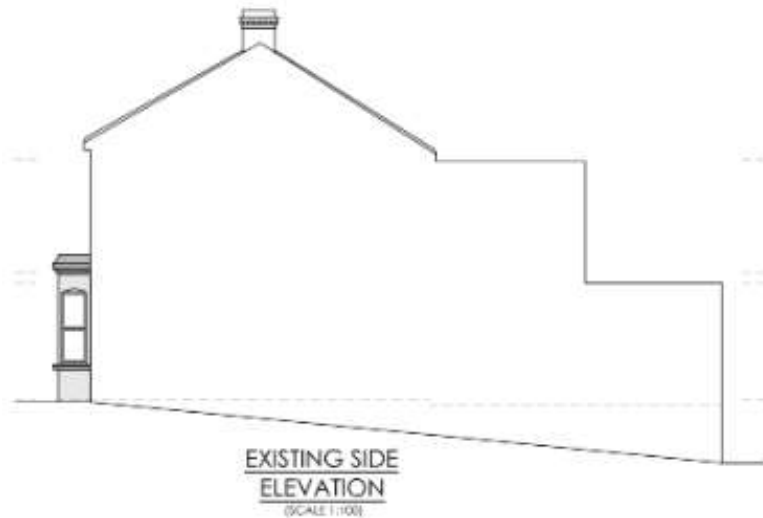
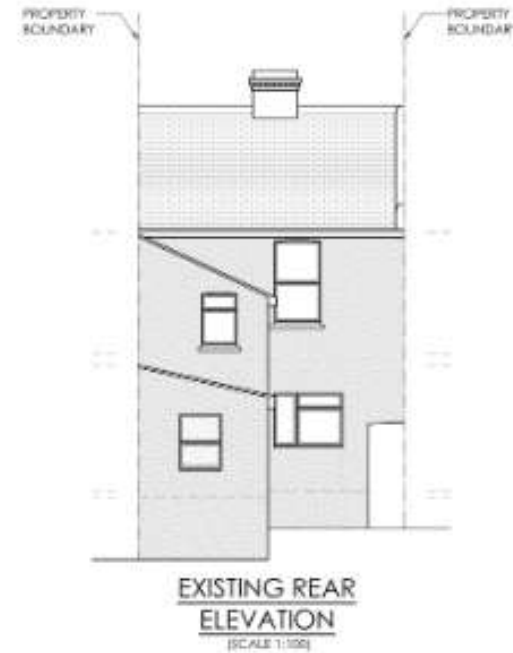
Site Photos showing works completed inline with the Lawful Development Certificate prior to Article 4 adoption



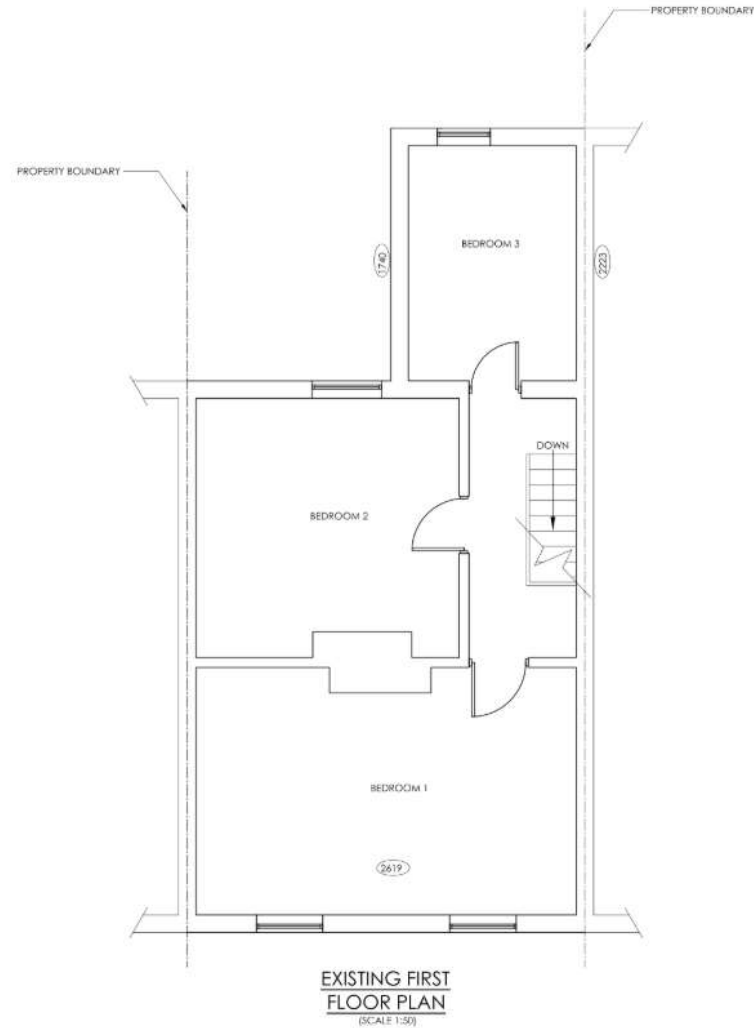
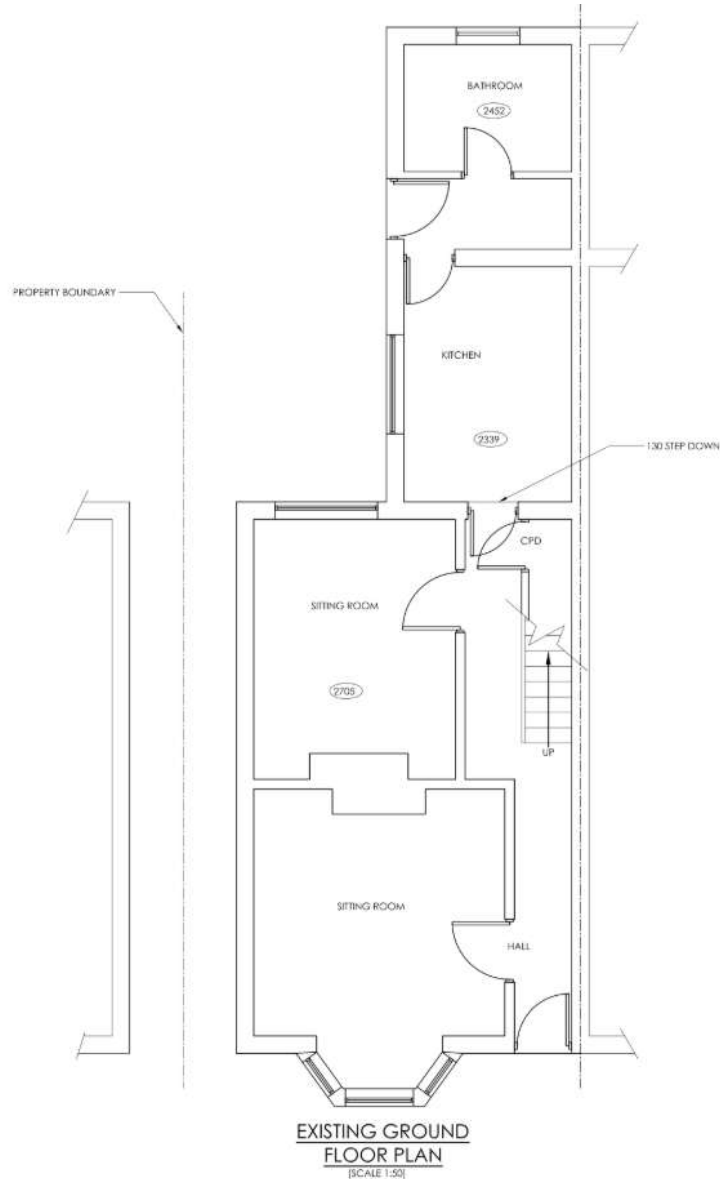
Site Photos showing works completed inline with the Lawful Development Certificate prior to Article 4 adoption



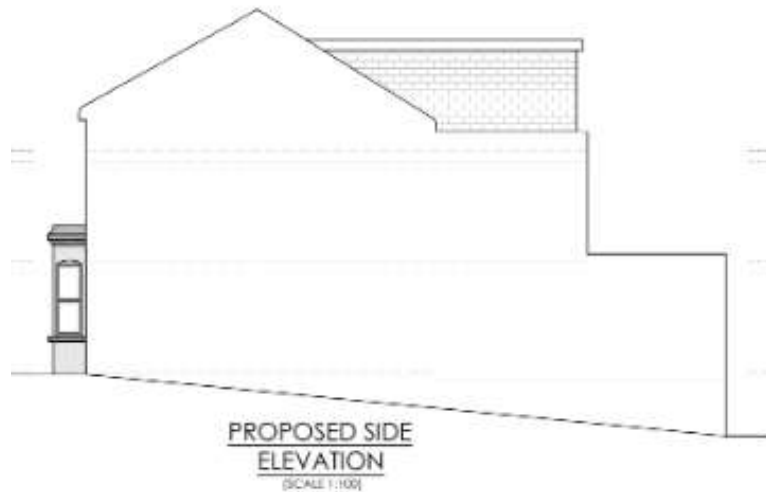
Previous Elevations



Previous Floor Plans



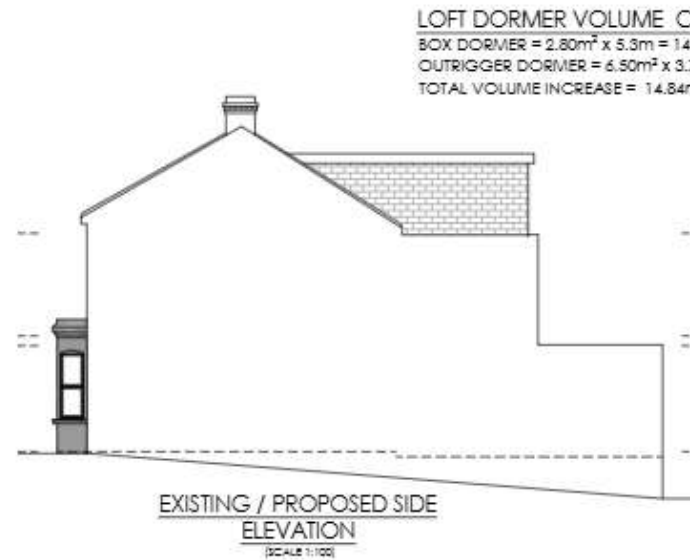
Approved Elevations – MC/25/1677



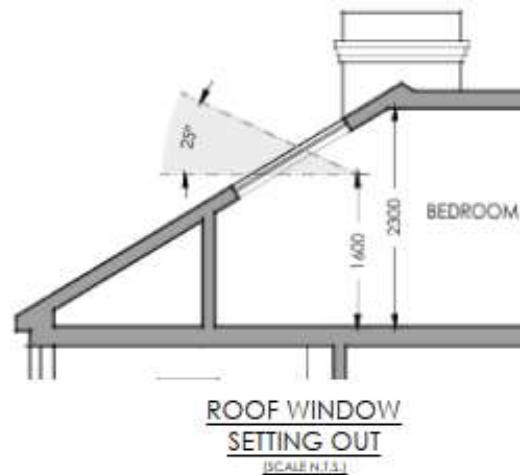
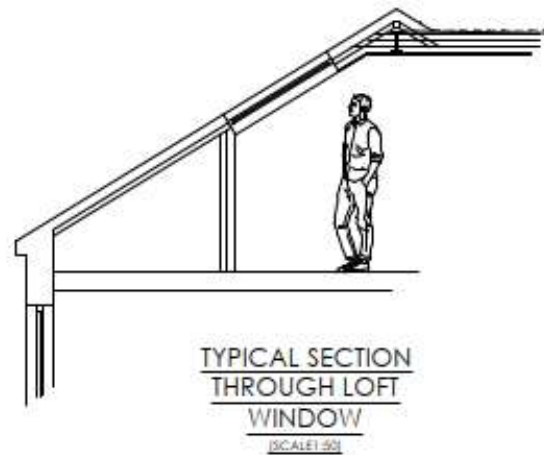
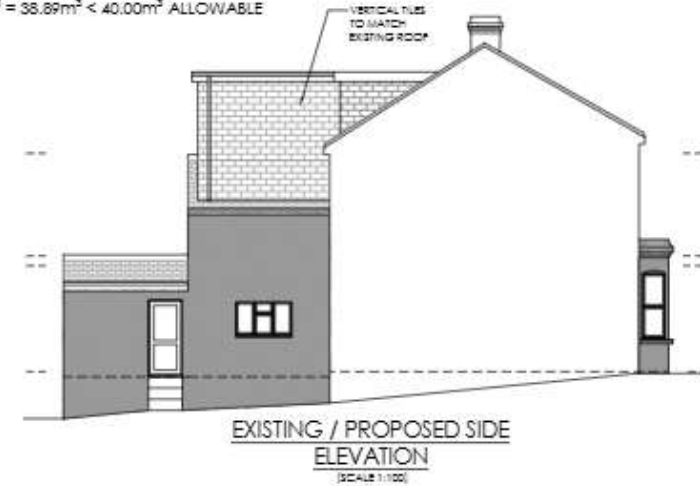
Approved



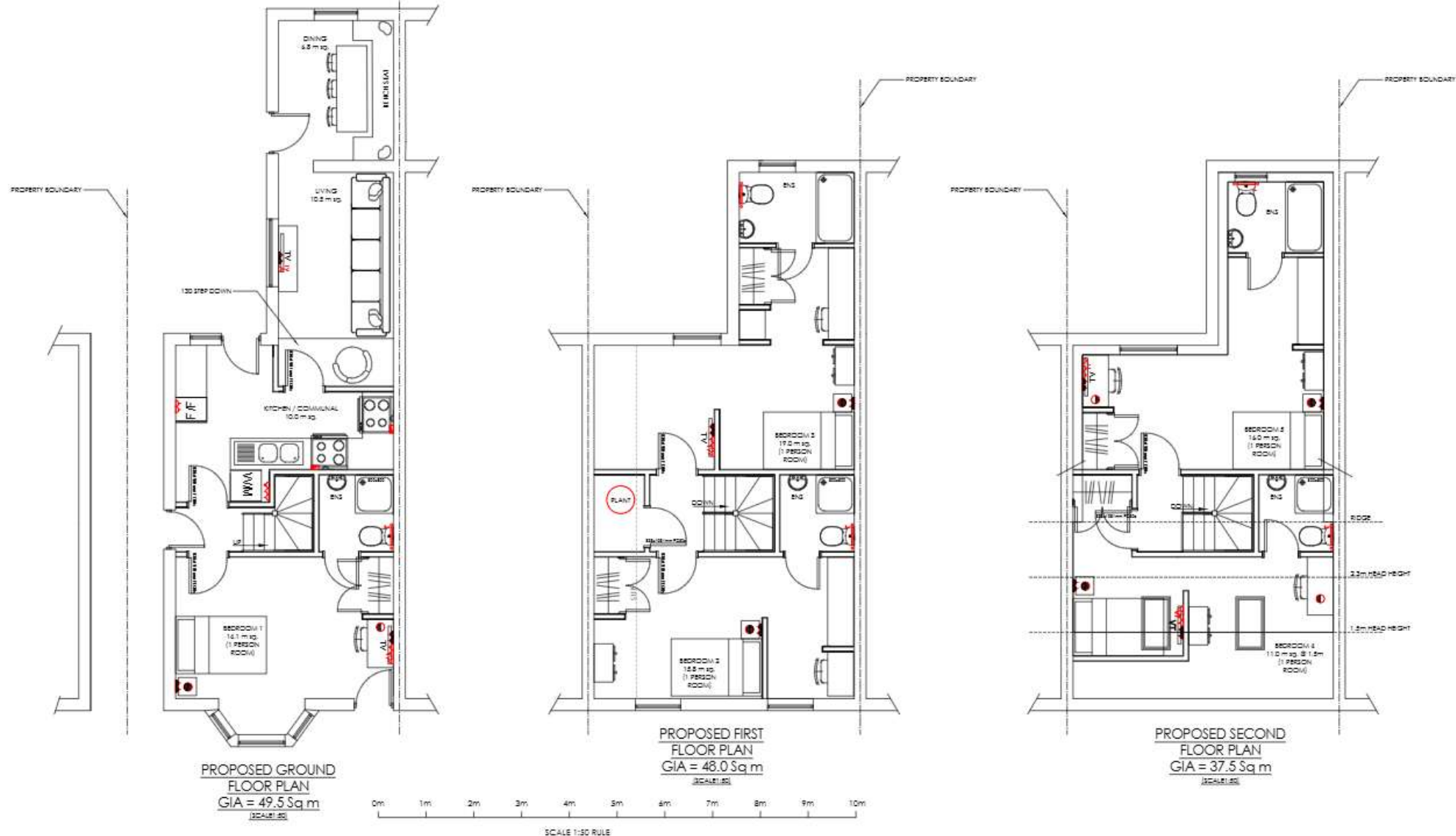
Proposed Elevations and Section



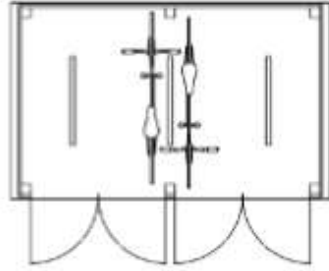
LOFT DORMER VOLUME CALCULATION:-
BOX DORMER = $2.80\text{m}^2 \times 5.3\text{m} = 14.84\text{m}^3$
OUTRIGGER DORMER = $6.50\text{m}^2 \times 3.70\text{m} = 24.05\text{m}^3$
TOTAL VOLUME INCREASE = $14.84\text{m}^3 + 24.05\text{m}^3 = 38.89\text{m}^3 < 40.00\text{m}^3$ ALLOWABLE



Proposed Floor Plans



Proposed Cycle Storage

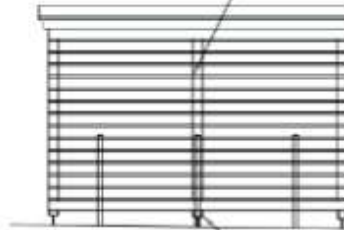
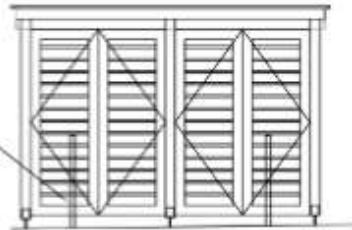


Grey profile polyester roofing

PROPOSED

PLAN & MATERIAL FINISH
INDICATIVE SIZE - BUILDER TO CONFIRM ON SITE HEIGHT TO REMAIN AS INDICATED

Sheffield cycle
Stands bolted to
concrete slab
and 1 metre
apart



Hit & miss timber
panelling to form
sides of enclosure

Timber posts on
saddle supports
concrete into ground

PROPOSED

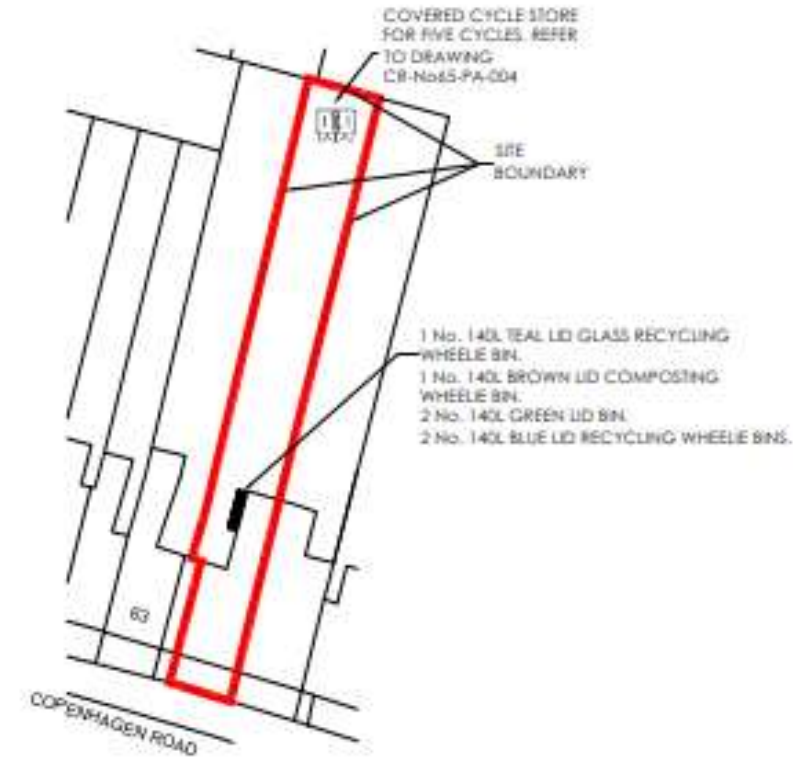
FRONT, SIDE & REAR ELEVATIONS
INDICATIVE SIZE- BUILDER TO CONFIRM SIZE ON SITE.
HEIGHT TO REMAIN AS INDICATED

PROPOSED

Door to be 1.2m, 0.6m offset distance from
stand to wall & aisle width of 1.2m

PROPOSED

CYCLE SHELTER & RACKS FOR 5 CYCLES



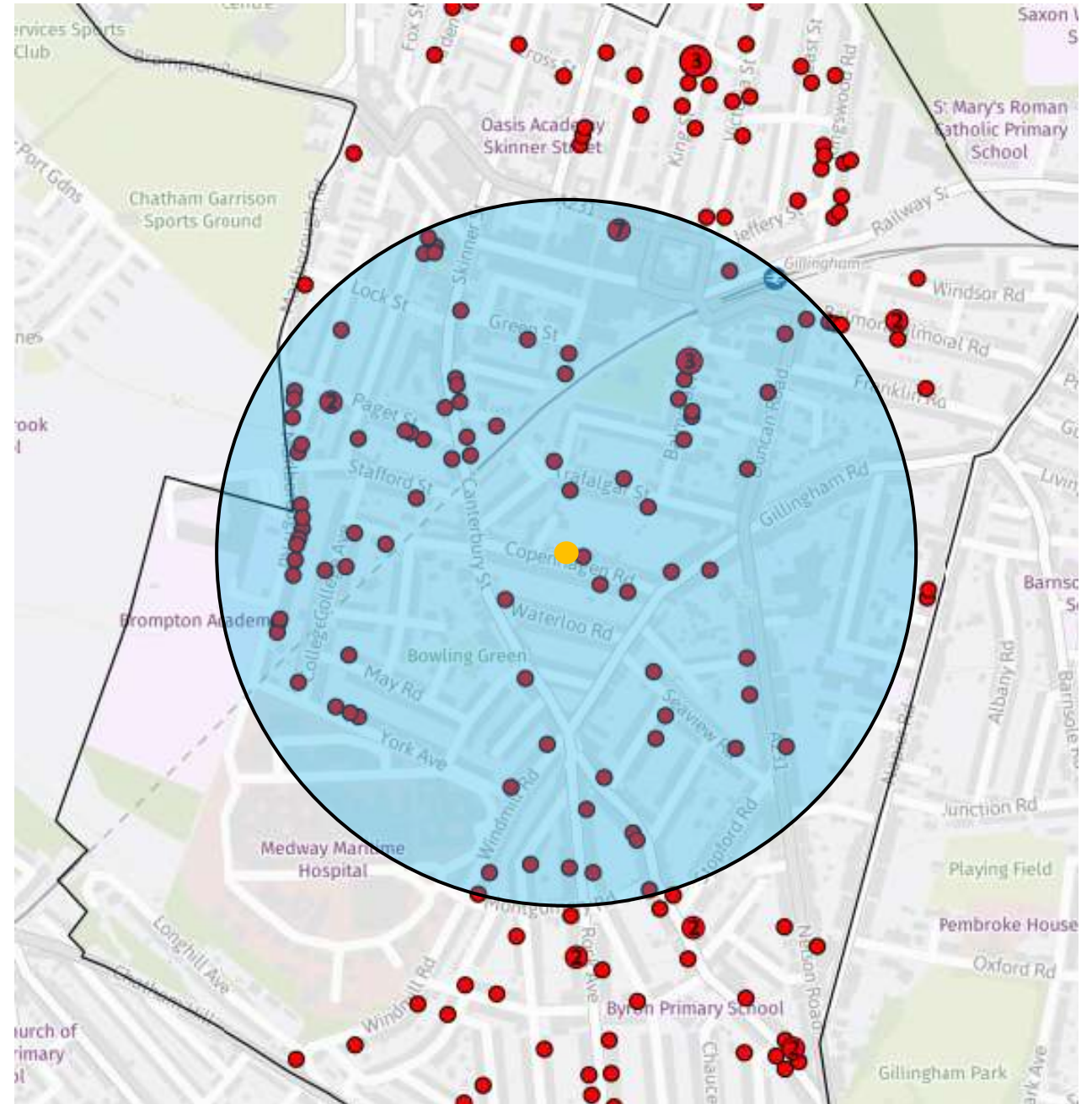
PROPOSED BLOCK
PLAN
(SCALE 1:500)

HMO Density

● - Application Property

● - HMO

○ - 500m Radius



Uses map

-  Purpose Built Flat
-  HMO
-  Subdivided Flat
-  Application Site
-  Current HMO application

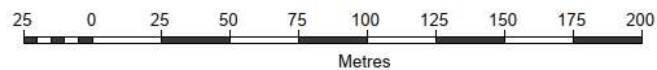


MC/26/1348

9 Clive Road, Rochester, ME1 3BZ



MC/26/1348 - 9 Clive Road, Rochester, ME1 3BZ



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Location Plan



Existing Elevations



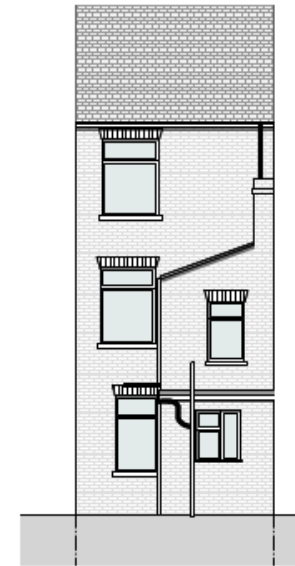
1

Existing North Elevation
Scale: 1:100



2

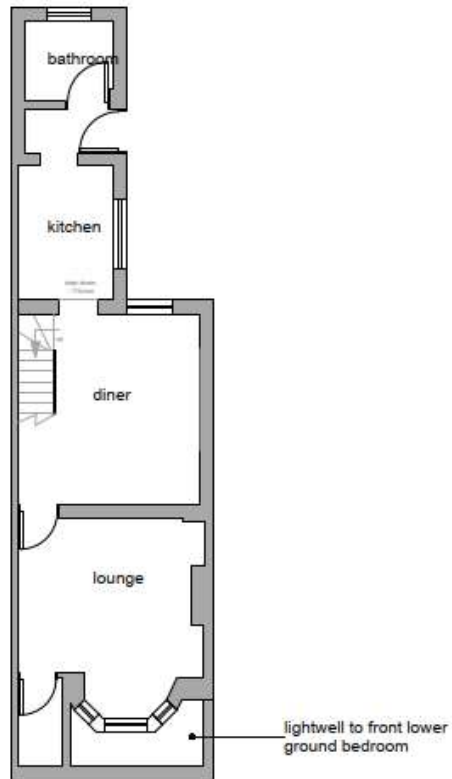
Existing East Elevation
Scale: 1:100



3

Existing South Elevation
Scale: 1:100

Existing Floor Plans



1 Existing Basement floor plan
Scale: 1:100

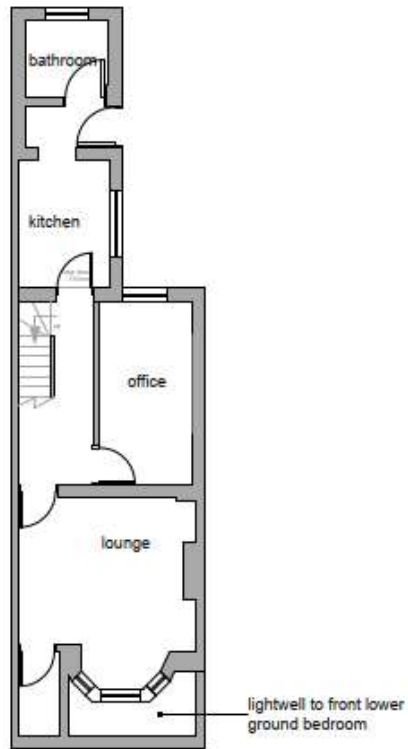


2 Existing Ground floor plan
Scale: 1:100



3 Existing First floor plan
Scale: 1:100

Proposed Floor Plans



1 Proposed Basement floor plan
Scale: 1:100

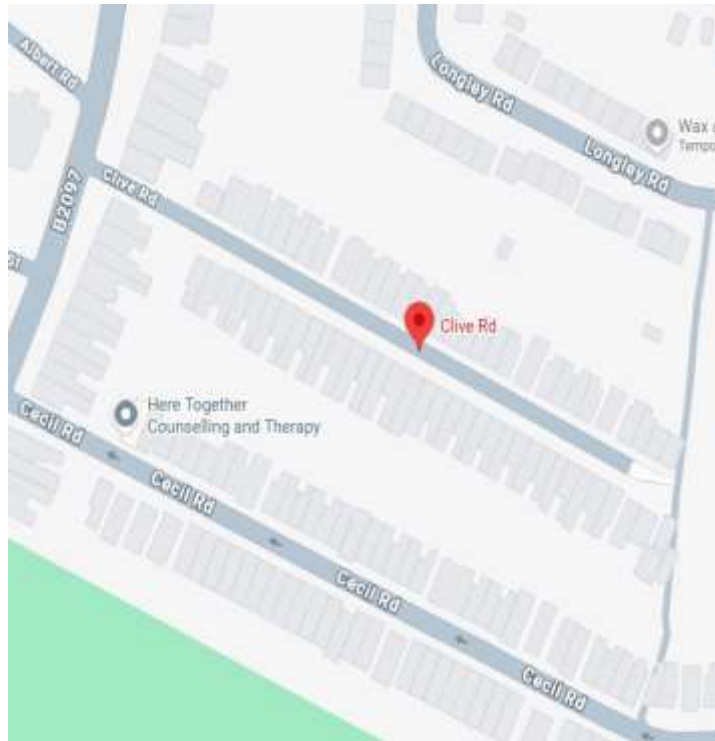


2 Proposed Ground floor plan
Scale: 1:100



3 Proposed First floor plan
Scale: 1:100

Clive Road and parking

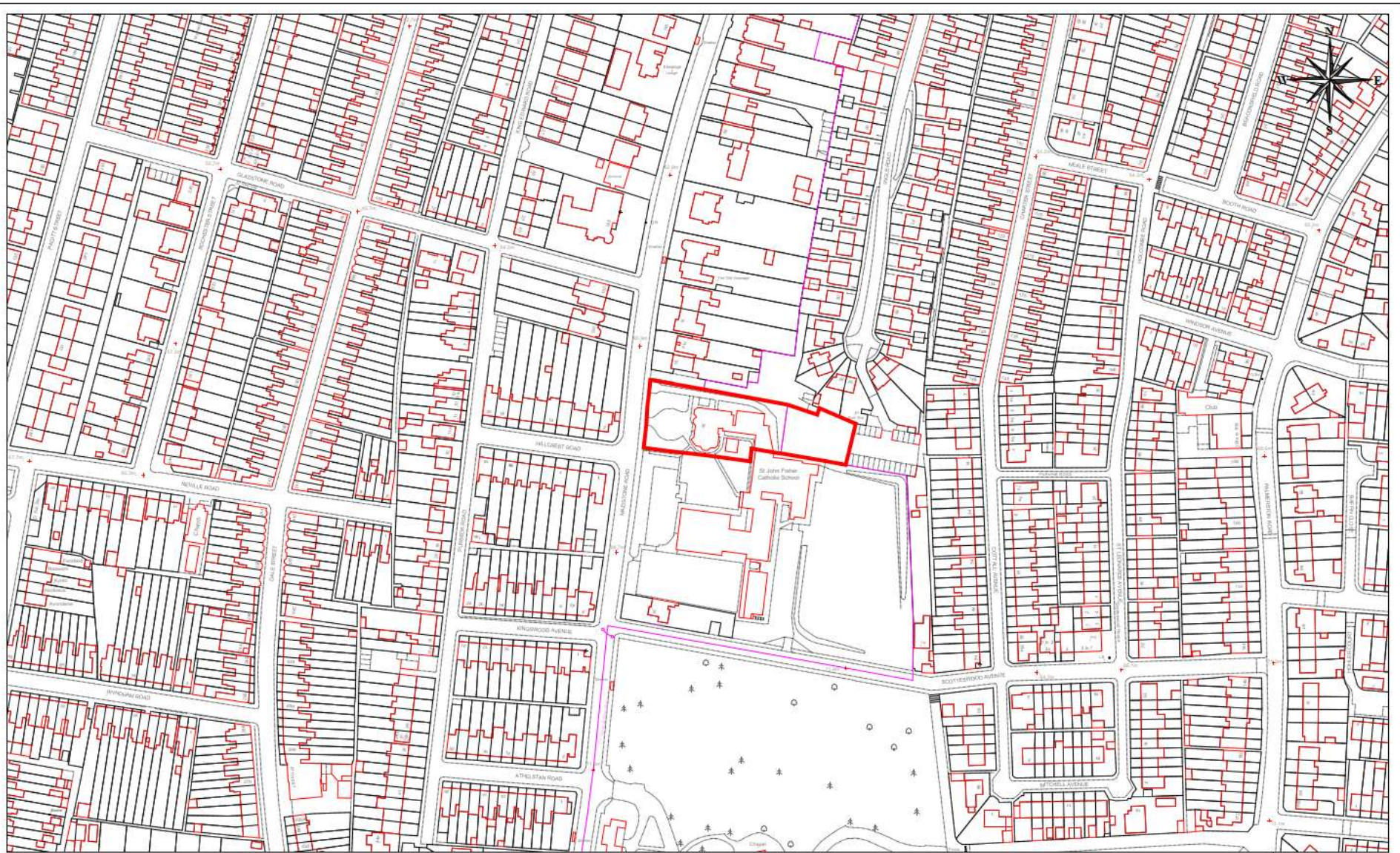


Site photos

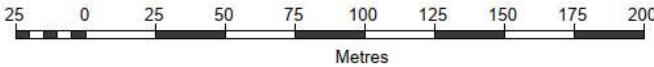


MC/26/0561

St John Fisher School, 79 Maidstone Road, Chatham, ME4 6DP



MC/26/0561 - St John Fisher School, 79 Maidstone Road, Chatham, ME4 6DP



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Site plan



Aerial photos of site



Site Photos – Maidstone Road Frontage



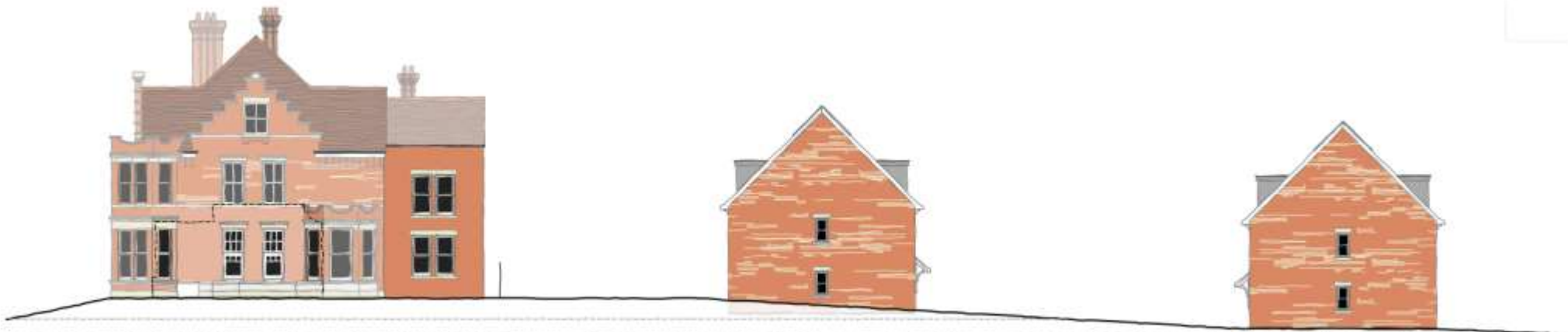
Site Photos – Adjacent Northern Boundary

2

1

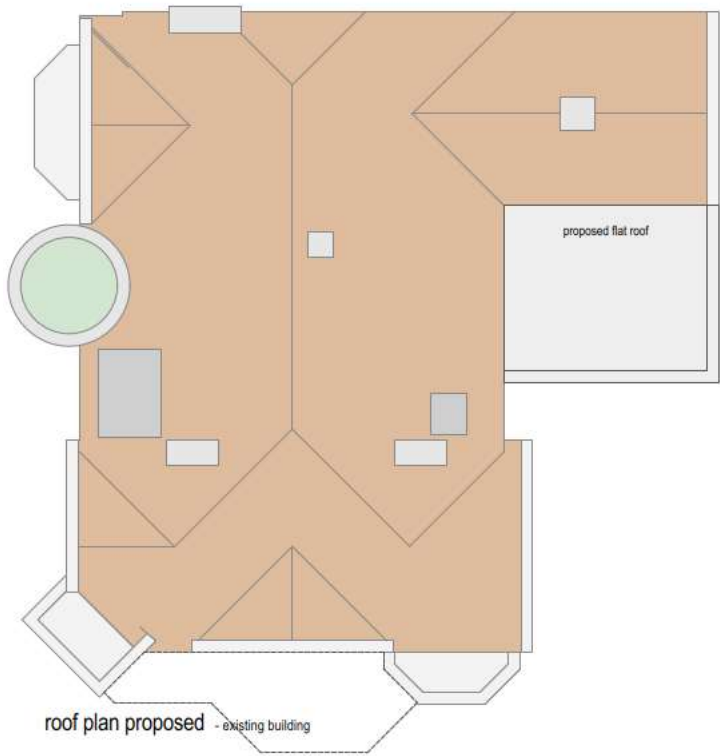


Refused applciaiton MC/25/0345 -



side of the original house, house 5 and house 4 (facing south over the former school grounds)

Refused applciaiton MC/25/0345 -



accommodation schedule (basement floor)

F11 - 4 person 2 bedroom 100 m²

ac
F1
F2
~

Existing elevations



Existing Elevation A - North



Existing Elevation B - East

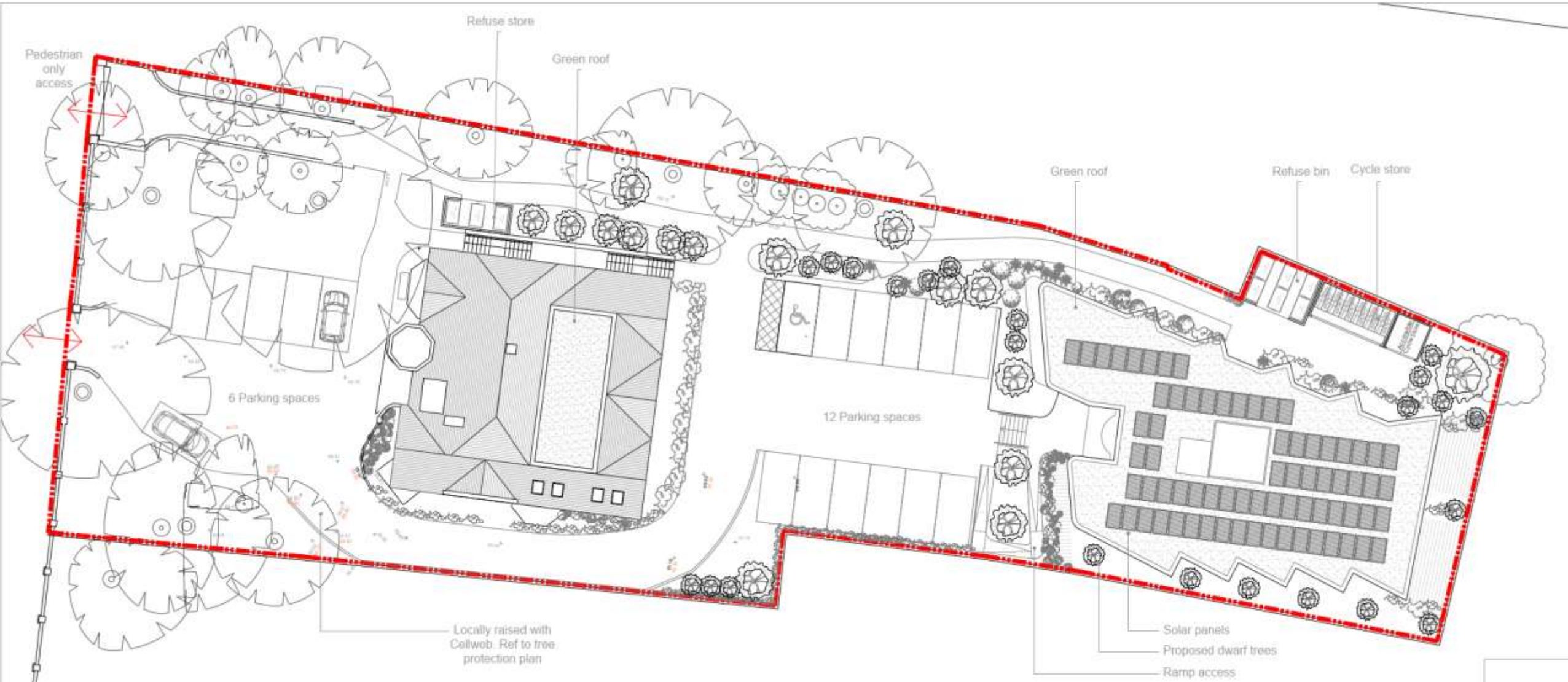


Existing Elevation C - South

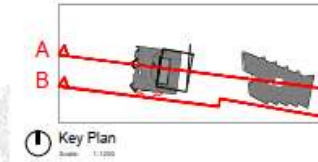


Existing Elevation D - West

Proposed Block Plan



Proposed Sections



Proposed Site Section A
Scale: 1:200



Proposed Site Section B
Scale: 1:200

01 Planning Area
02 Development Area
03 Planning Boundary

Hollaway

01 Planning Area
02 Development Area
03 Planning Boundary

Project: 79 MADSTONE ROAD
BICA B&P CHATHAM

Client: Ingenium Engineering LTD

Title: PROPOSED SITE SECTION - A & B

Status: PLANNING

(b) <i>Plating time</i>	2000
(c) <i>Plating treatment</i>	2000

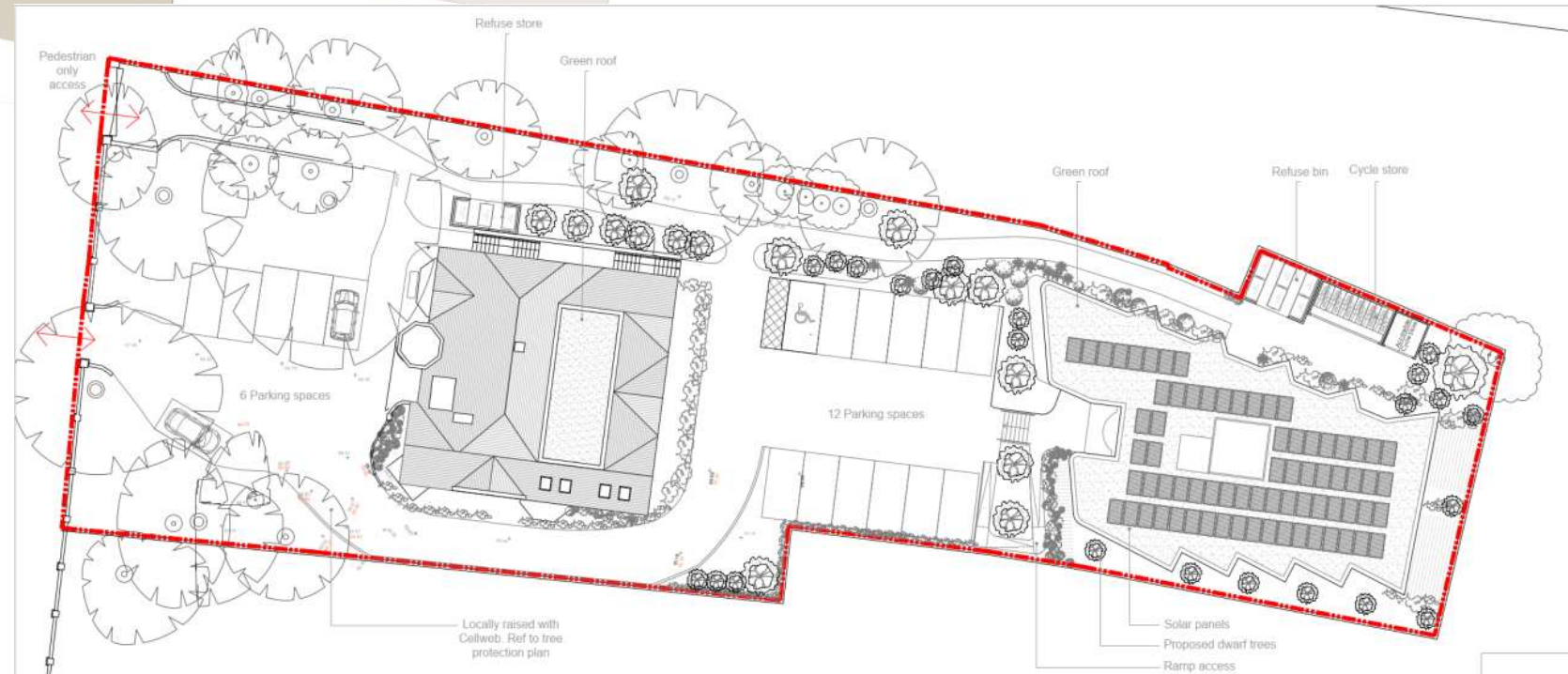
Hollaway

London 1 11th Avenue 10000 1 London 1 11th Ave 10000 1
7 11th Ave 10000 1 11th Ave 10000 1 11th Ave 10000 1
Name 1 11th Avenue 10000 1 11th Avenue 10000 1 11th Avenue 10000 1
7 11th Ave 10000 1 11th Ave 10000 1 11th Ave 10000 1

Project | 79 MADSTONE ROAD
SEA GIP CHATHAM

Client | Imperium Engineering LTD

Comparison – Refused and proposed.

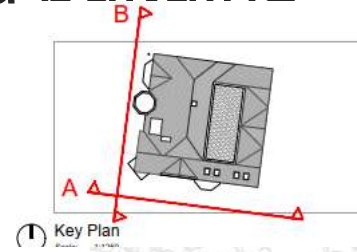


Demolition of existing building

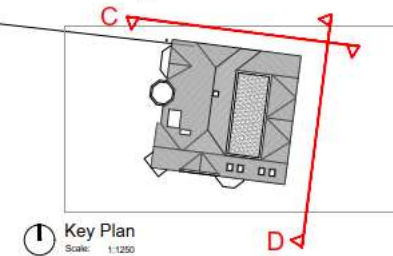


Proposed Elevations of retained building

Proposed Elevation A - North



Proposed Elevation B - East

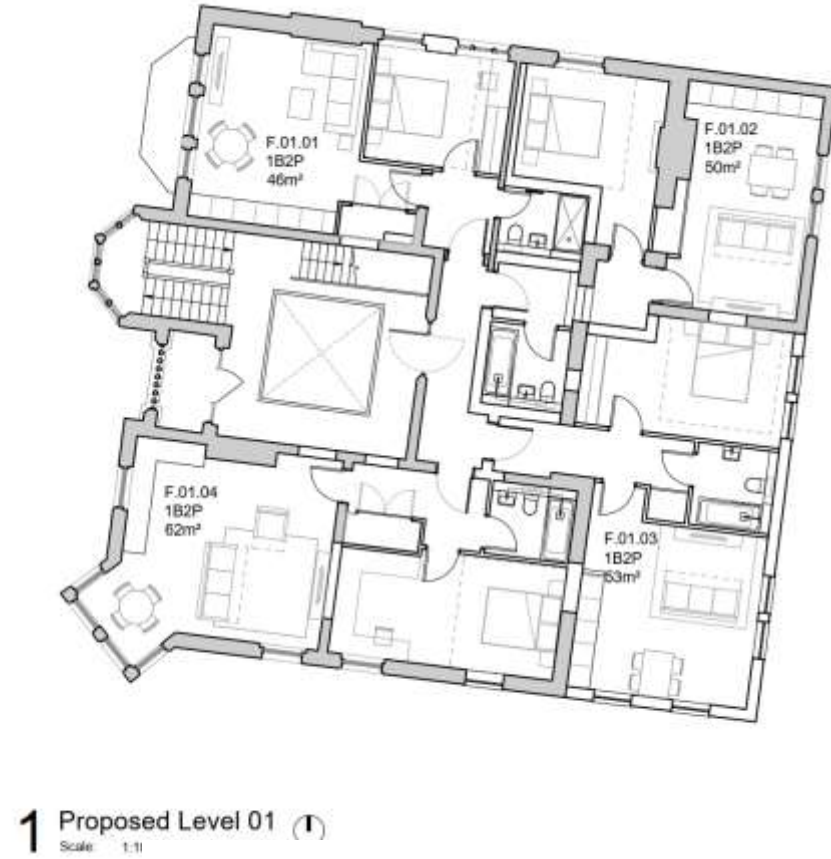
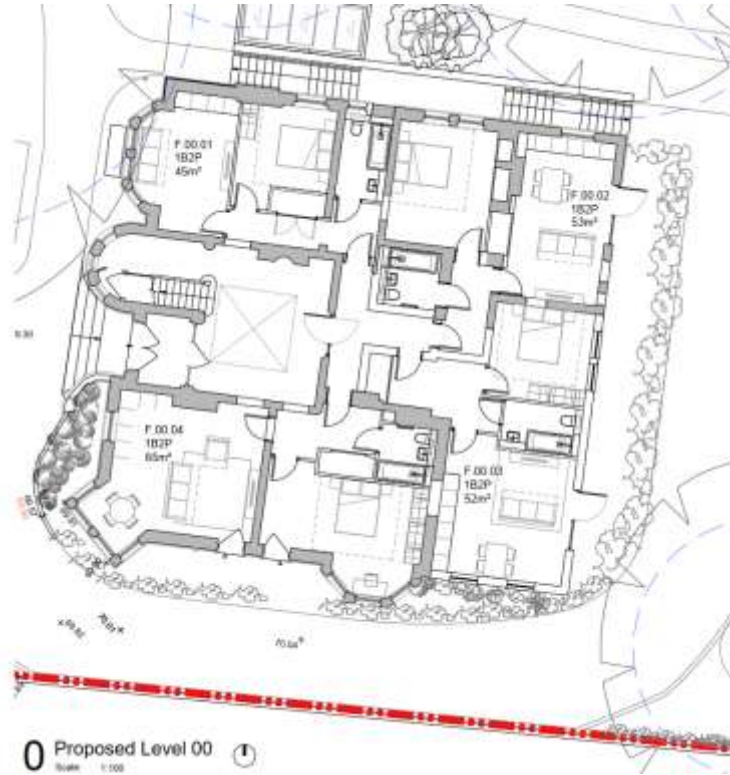


Proposed Elevation C - South



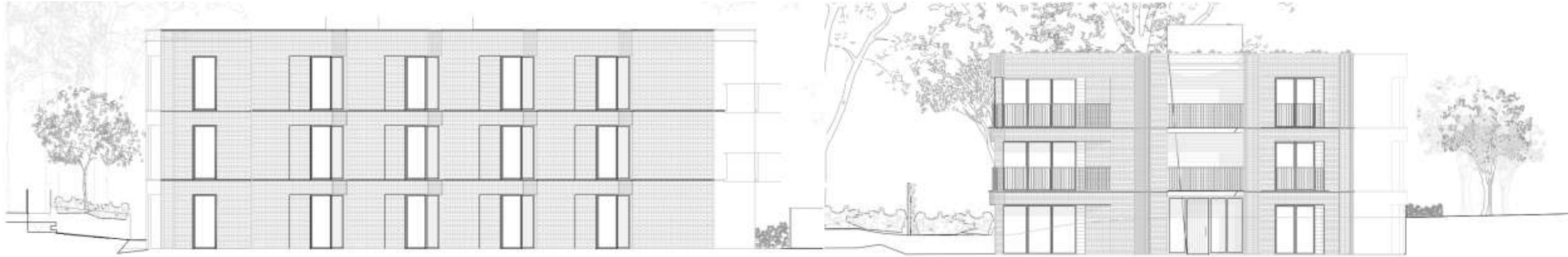
Proposed Elevation D - West

Proposed floor plan of retained building



Proposed Elevations (New Build)

Proposed Elevation B - East

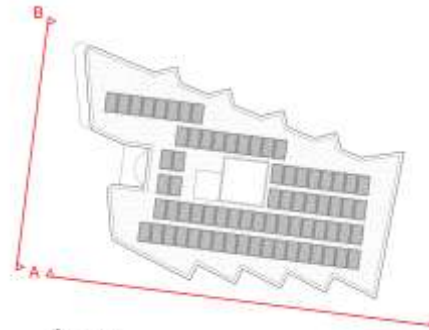


Proposed Elevation A - North

Scale: 1:100



Proposed Elevation D - West

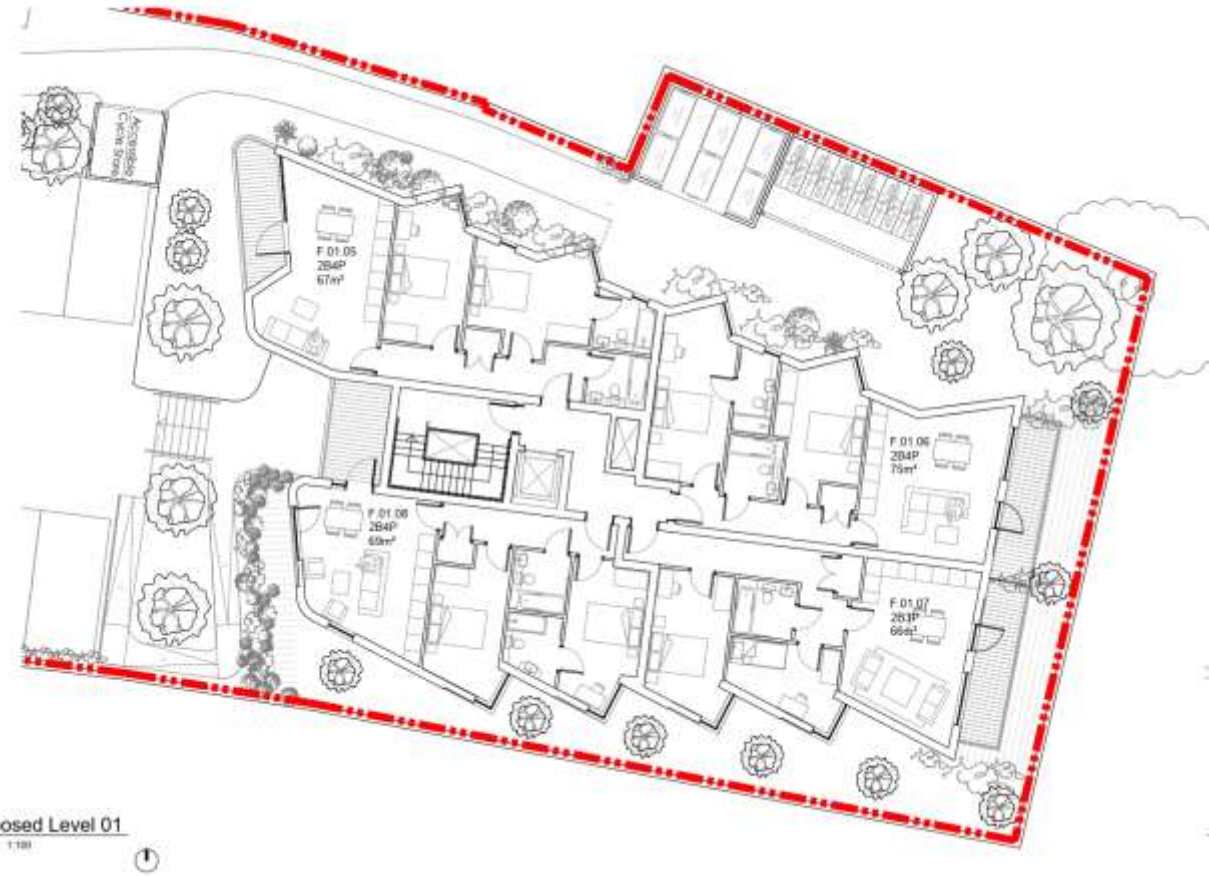
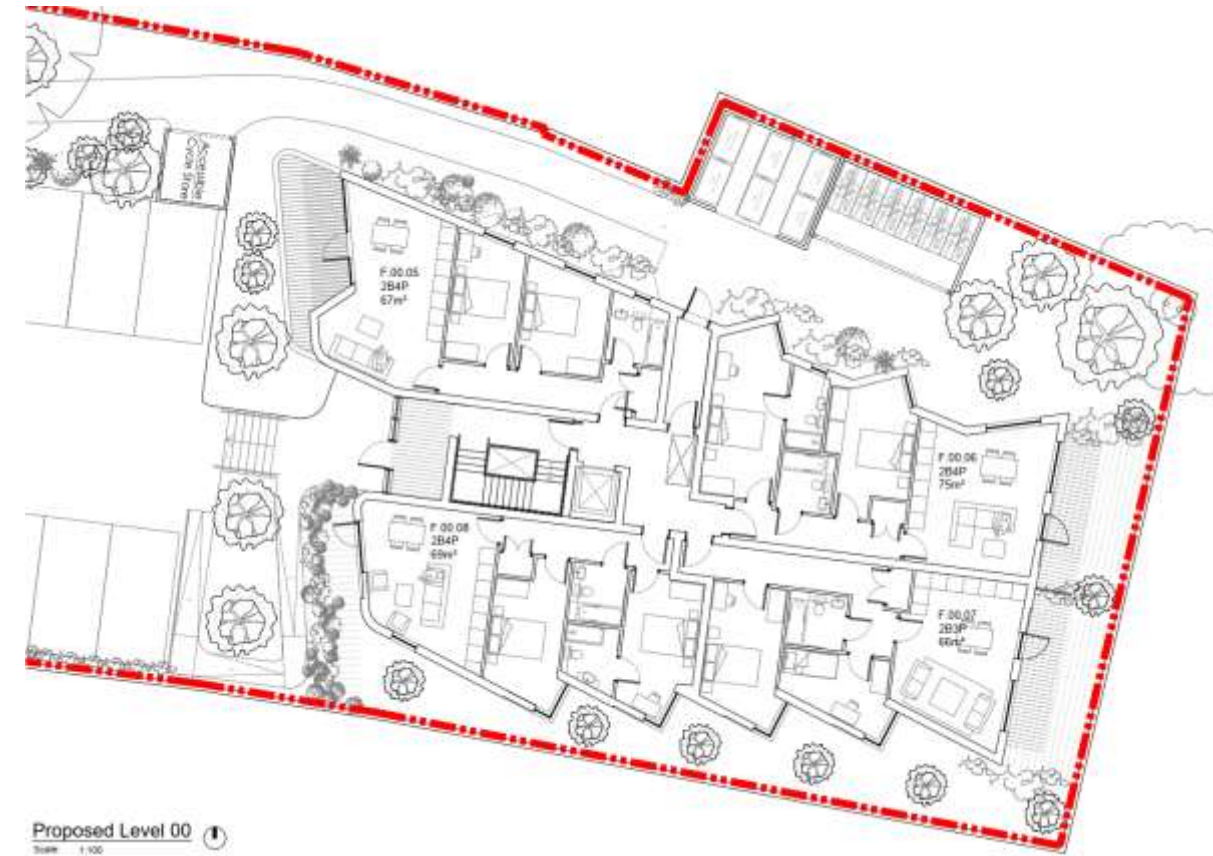


Key Plan
Scale: 1:200

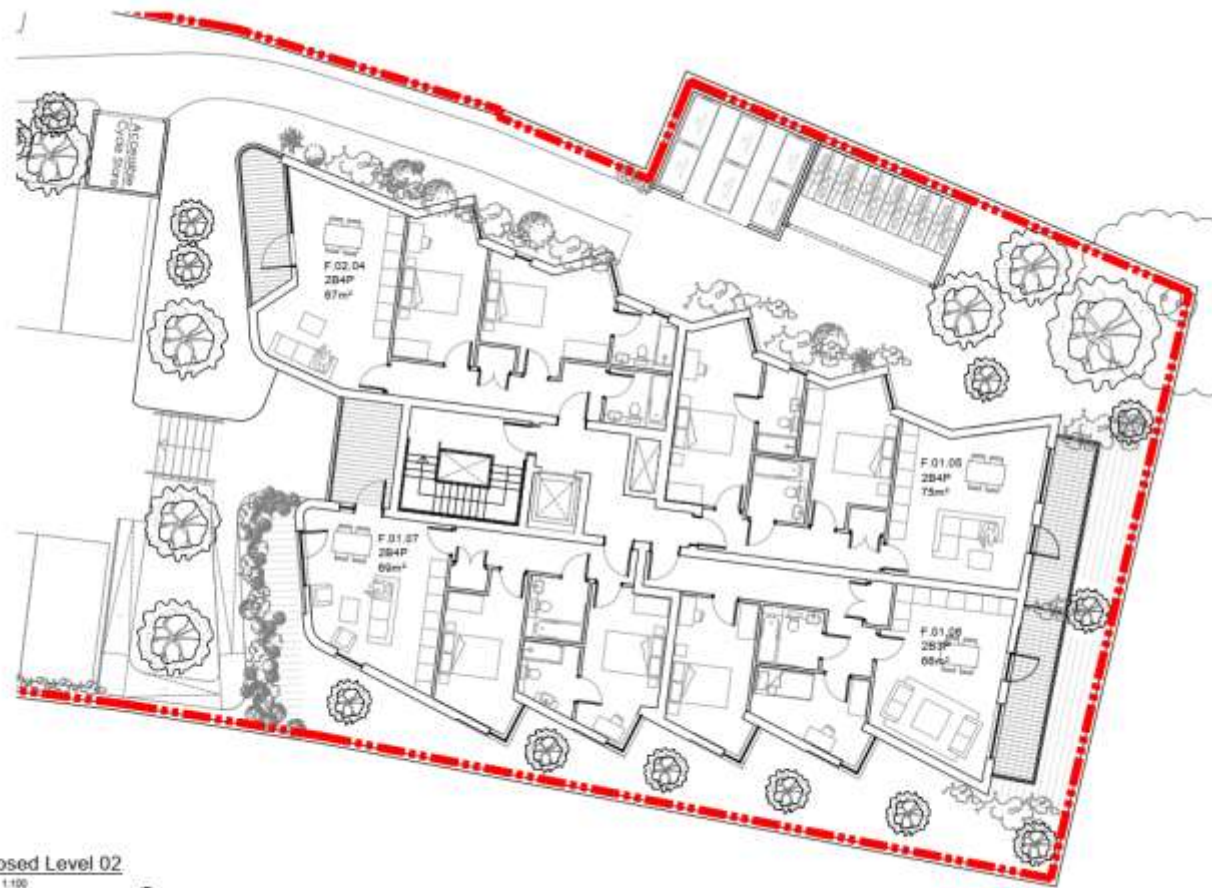
Proposed Elevation C - South



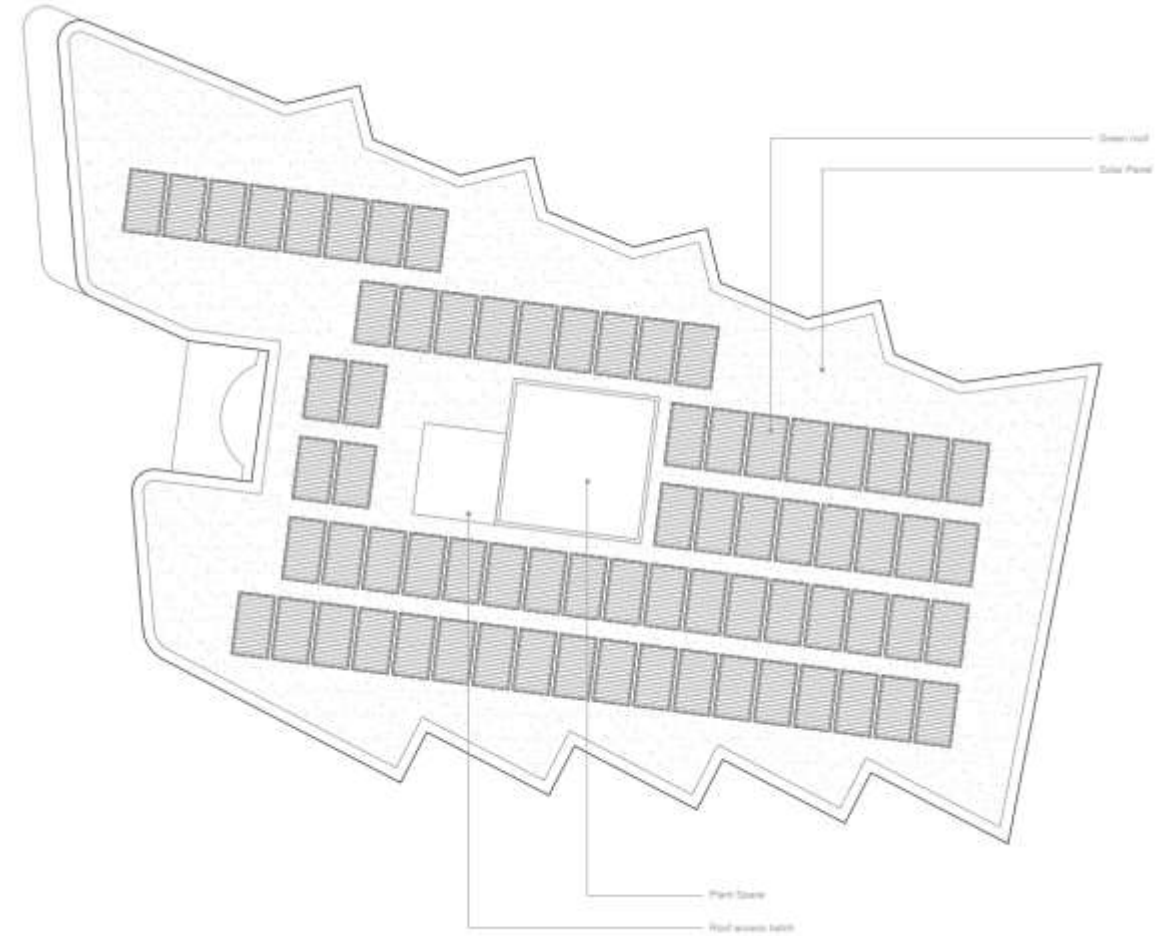
Proposed Floor Plans (New Build)



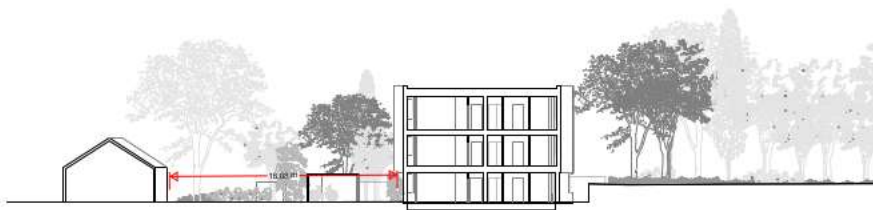
Proposed Floor Plans (New Build)



1 Proposed Level 02
Scale: 1:100



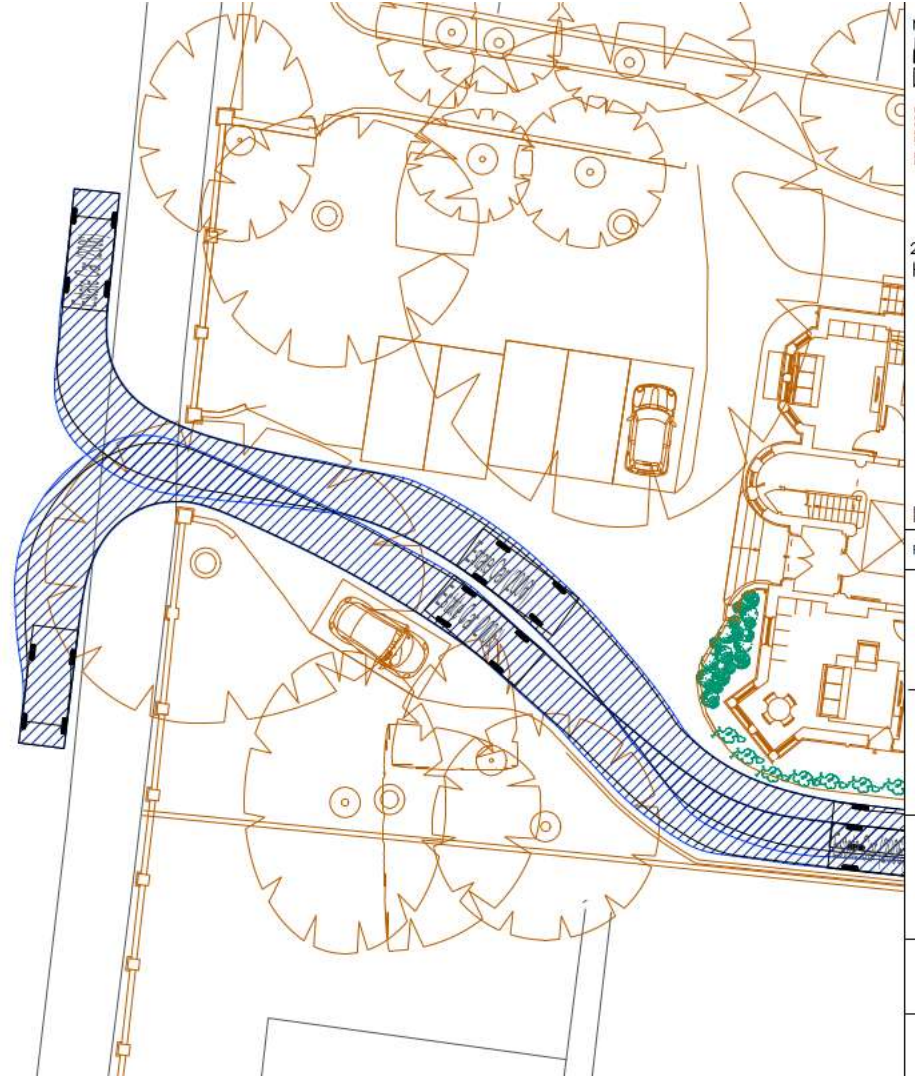
Impact on neighbours



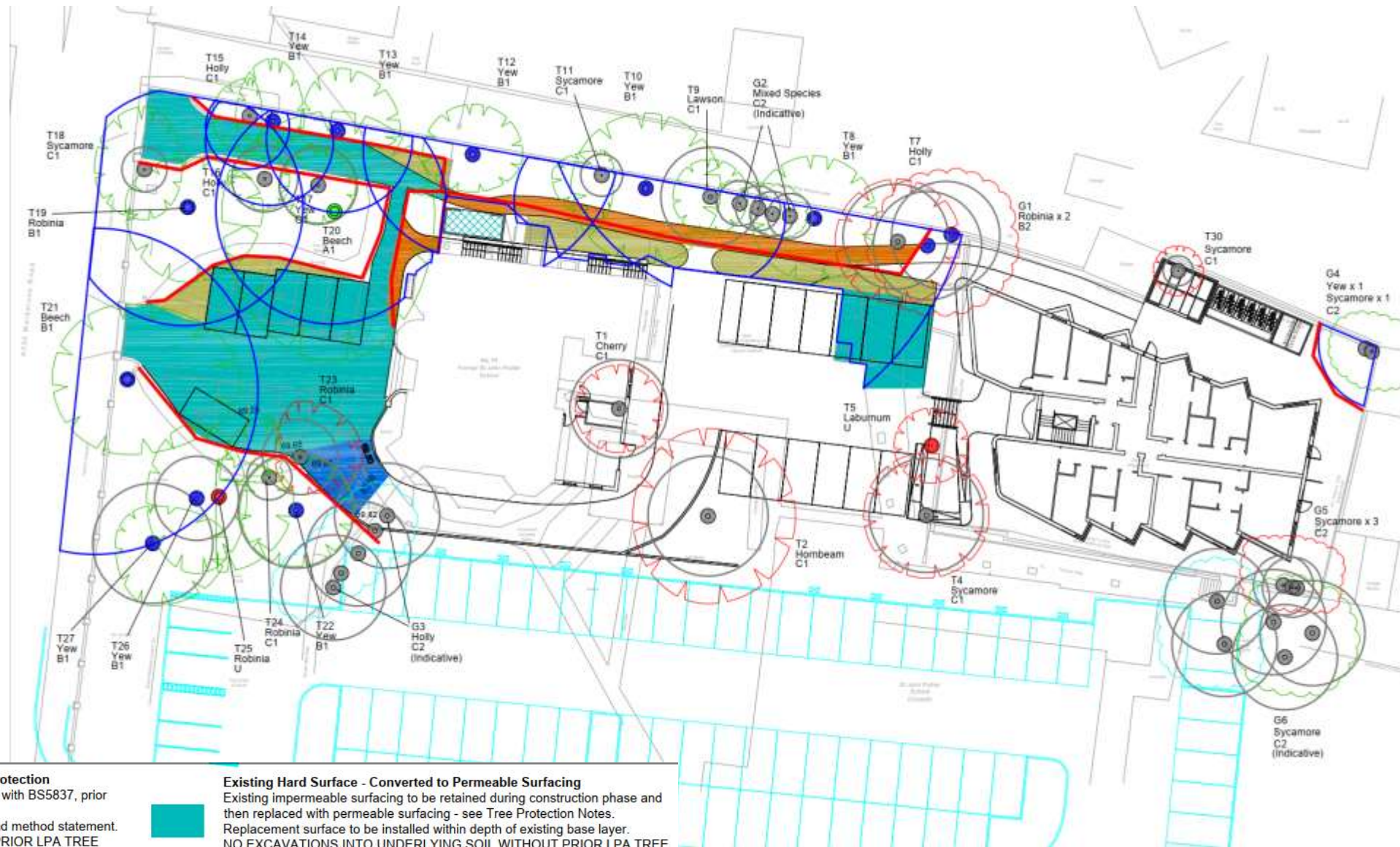
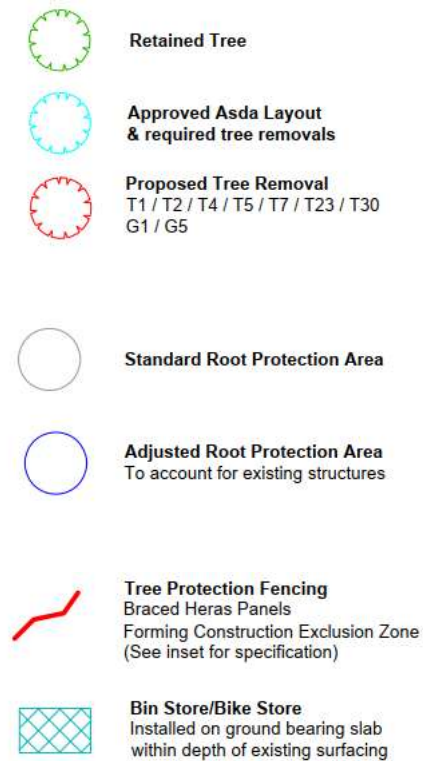
Proposed Site Section D
Scale: 1:200



Highways



Tree Protection



TYPE 1: No-Dig Hard Surfacing & Temporary Ground Protection

To be installed over existing ground level and in accordance with BS5837, prior to commencement of all other works.
See Tree Protection Notes & Appendix C for specification and method statement.
NO EXCAVATIONS INTO UNDERLYING SOIL WITHOUT PRIOR LPA TREE OFFICER APPROVAL

TYPE 2: No-Dig Hard Surfacing Installed Under Landscaping Ops

To be installed over existing ground level and in accordance with BS5837 upon completion of all main external development works.
See Tree Protection Notes & Appendix C for specification and method statement.
NO EXCAVATIONS INTO UNDERLYING SOIL WITHOUT PRIOR LPA TREE OFFICER APPROVAL

Existing Hard Surface - Converted to Permeable Surfacing

Existing impermeable surfacing to be retained during construction phase and then replaced with permeable surfacing - see Tree Protection Notes.
Replacement surface to be installed within depth of existing base layer.
NO EXCAVATIONS INTO UNDERLYING SOIL WITHOUT PRIOR LPA TREE OFFICER APPROVAL

Existing Hard Surface - Converted to Soft Landscaping

Existing impermeable hard surfacing removed down to soil level and replaced with soft landscaping - see landscaping proposals for details.
EXISTING SURFACING TO BE RETAINED DURING DEVELOPMENT PHASE TO SERVE AS GROUND PROTECTION

CGIs/Visuals



CGIs/Visuals

