

SUPPLEMENTARY REPORTS

AREA 3 PLANNING COMMITTEE

DATED 11th December 2025

Walderslade

TM/25/00855/PA

Location: 49 Hallsfield Road, Chatham, ME5 9RS

Proposal: Ground floor rear extension and change of use from use class C3 residential dwelling to C2 residential institution designed to provide accommodation and personal care for up to five individuals.

An email has been received from a local resident raising concerns regarding potential loss of light and outlook to neighbouring properties. Officers have fully assessed this matter, and the considerations are already addressed within the main committee report. However, for clarity, the following points are provided:

No. 51:

No. 51 contains a window serving a kitchen that opens onto the terrace. This is not considered a habitable room, and in line with established assessment methods, the 45-degree test is applied from the primary window of the nearest habitable room. In addition, the separation distance between the properties is sufficient to ensure that no material loss of light would occur. Officers have site photos illustrating this which will not be presented at committee, but they can be made available for Councillors on request.

No. 47:

No. 47 sits further forward within its plot compared to the dwelling at the application site. The representation draws a line to the rear of No. 47, which is a conservatory and not a single window. Again, officers have site photos illustrating this which can be made available on request. As this space is fully glazed on all sides, any impact would be negligible given the ability for light to enter from multiple directions. Furthermore, substantial soft landscaping lies between No. 47 and the application site, which already produces some natural overshadowing and provides a visual buffer (see Figures 1 and 2 below).

Proposed Rear Extension:

The proposed ground-floor rear extension is of a conservatory-style design and will be fully glazed, allowing light to pass through the structure which further lessens any potential impact on neighbouring light levels.

Conclusion:

In light of the above, officers are satisfied that the proposal would not result in a material loss of light to Nos. 51 or 47 nor would it adversely impact the outlook of any habitable windows, and this has been fully and accurately considered in the assessment of this application.



Figure 1 – Soft landscaping separating No. 49 and No. 47
Taken in winter (Dec 2025)

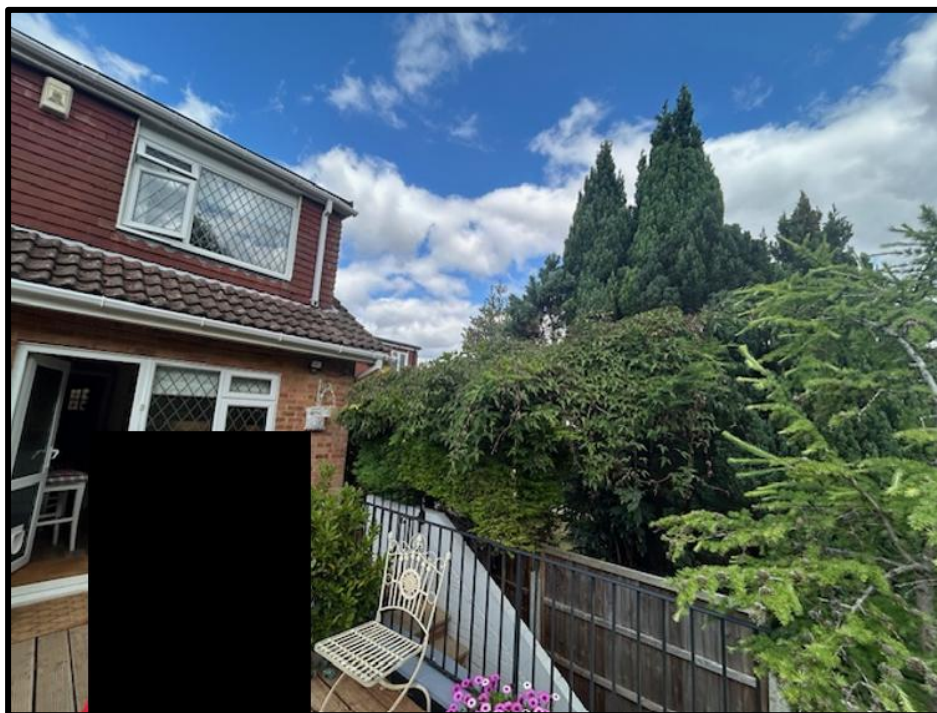


Figure 2 – Soft landscaping separating No. 49 and No. 47
Taken in summer (Jul 2025)