



Delegated Report

Householder Planning Application

Planning Application No: 20221175

Location: 25 Reynolds Fields Higham Rochester Kent

Description: Erection of a single storey rear extension and a first floor extension over existing garage to form two bedrooms and a shower room.

Applicant: Mr Charlie Rayfield

Site Visit Date: 17.11.22

Preliminary Matters

The agent was contacted on 09.12.22 in order to give the opportunity to reduce the depth of the first floor extension. Revised plans were received and accepted by the Local Planning Authority on 14.12.22. It should be noted that a revised block plan was not provided and is therefore considered indicative for the first floor element of the proposal.

Submitted Documents/Plans

Application Form;
Supplementary Information – Cover Letter (received on 07.11.22);
Site Location Plan (received 02.11.22);
Block Plan – Existing (received 02.11.22);
Block Plan – Proposed (received 02.11.22);
Site Plan (received 02.11.22); and
Drawing No. MAD-432-13 – REVISED Elevations and Floor Plans – Existing and Proposed.

Superseded Documents/Plans

~~Drawing No. MAD-432-12 – Elevations and Floor Plans – Existing and Proposed.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20211336	Demolition of existing single storey garage, erection of a new garage with first floor extension over to form habitable rooms and erection of a single storey rear extension.	Refused	22.12.2021
20050905	Erection of single storey side extension to form an enlarged garage and shower room/w.c.	Permitted	15.12.2005

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006); and
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments

Higham Parish Council

No comments

GBC – Highways Officer

I have no objections. The property has the benefit of two parking spaces including the garage, which is adequate for a four or more bedroom property, the study being easily converted to a bedroom.

It is recommended that a single secure and covered cycle space should be provided to comply with the requirements of SPG4, given the study could easily be used as a bedroom.

Neighbouring properties

Nine surrounding properties were consulted and no representations were received. The consultation period expired on 28.11.22.

Preliminary Matters

Planning permission was refused for the demolition of existing single storey garage, erection of a new garage with first floor extension over to form habitable rooms and erection of a single storey rear extension under application reference number 20211336 on the 22nd December 2021 on the following grounds:

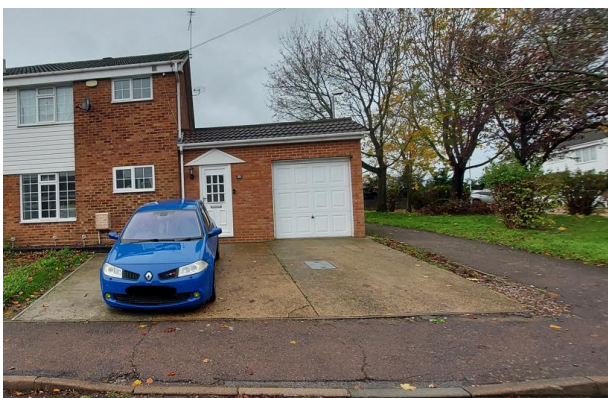
1. *The two storey side addition is considered an over dominant addition to the northern flank wall and unacceptable, in design terms. Furthermore, the side addition would result in a large flank wall which would be uncharacteristic and overbearing, to the detriment the character and appearance of the application building and surrounding area, failing to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014, paragraphs 126 and 130 of the National Planning Policy Framework (2021) and paragraphs 10.5 and 10.6 of the Householder Extensions/Alterations Design Guide (2021).*
2. *The proposal, by virtue of the addition bedroom created, would therefore fail to provide a high standard of amenity for future users, which would conflict with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework 2021.*

Pre-application advice was sought post refusal, and concerns about the proposal remained including the lack of subservience of the first floor element; described as a dominant and bulky extension, the inadequate set down from the main ridge, the projection of the extension past the existing rear wall and the insufficient private amenity space.

It therefore stands to be assessed whether this resubmission, post pre-application advice, sufficiently addresses the grounds of refusal for 20211336.

Officer's Analysis

25 Reynolds Fields is a two storey semi-detached, 3 bedroomed dwelling, located on a corner plot fronting both Reynolds Fields to the east and Lake Drive to the north. A single storey attached garage adjoins the northern flank wall, subject of the 2005 approved planning permission (20050905).



Proposed Development

This application proposes the erection of a single storey rear infill extension, a single storey extension to the rear garage and a first floor extension over the existing garage.

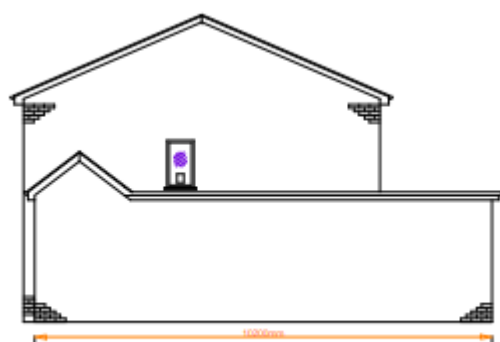
Existing

No. 23
Raynolds
Pvt.

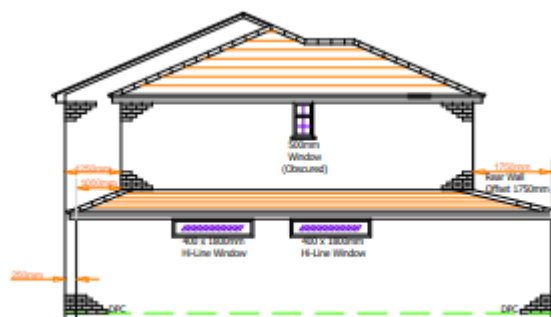
South
Boundary
Line

Existing Front (East) Elevation 1:100

North
Boundary
Line



Existing Side (North) Elevation 1:100



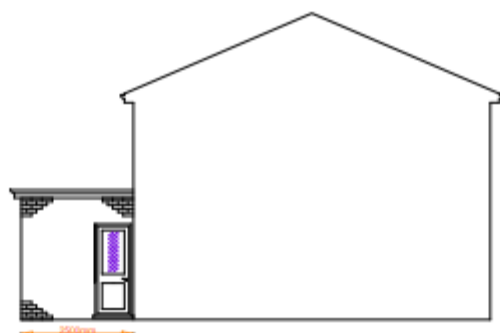
Proposed Side (North) Elevation 1:100



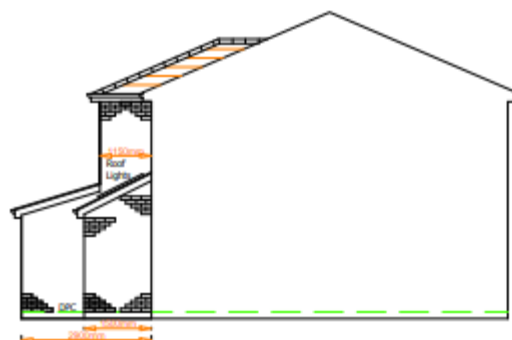
Existing Rear (West) Elevation 1:100



Proposed Rear (West) Elevation 1:100



Existing Side (South) Elevation 1:100



Proposed Side (South) Elevation 1:100

The extensions would, at ground floor level, create space to reorganise the internal layout of the property including an enlarged kitchen area, a new utility room and porch. At first floor level, the plans indicate layout

changes to incorporate a new study, a new shower room, relocation of the bathroom and enlarged bedrooms.

The dimensions of the proposed extensions are as follows:

Single Storey Infill Extension

- Depth 1.50m
- Max Height 3.24m
- Eaves height 2.50m
- Width 4.90m
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First Floor Extension

- Depth 7.83m
- Max Height 6.74m
- Max Width 4.38m

Single Storey Extension (Rear of Garage)

- Depth 0.42m
- Max Height 3.02m
- Eaves Height 2.50m
- Width 5.30m

Single Storey Infill Extension

The extension will have a pitched roof and external materials to be used in the construction of the extension will match the existing including; UPVC windows and doors, brick and block work and roof tiling. Although the windows of the new extension do not align with the existing windows on the first floor, and the frames are not sympathetic to the shape and size of the existing, the single storey rear extension would be unlikely to be viewed from the public vantage point and as such is considered acceptable.

Single Storey Extension (Rear Of Garage)

The small extension to the rear of the garage (an approximate 0.42m depth increase) is considered acceptable given the design changes this application has incorporated into the plans such as the canopy roof detailing to soften the development. As above, the external materials will match the existing (this will be enforced through a planning condition) and as such is considered to comply with local and national planning policy.

Two Storey Element

As set out by Gravesham Householder Extensions/Alterations Design Guidance SPD (Design SPD) (2021) first floor side extensions need to be carefully designed and should:

- be set back behind the main front building line
- avoid dominating the original property
- be no greater than half the width of the host dwelling
- have a minimum gap of 1 metre between the extension and the flank boundary
- be subservient to the main property roof
- use matching external materials and window/door frames

In addition to this, the site is located on a corner, meaning additional consideration should be made to the design of the extension in relation to the surrounding area, roof form and end walls, as corner plots are highly visible.

The width of the existing dwellinghouse is approximately 10.30m. As shown by the above dimensions, the width of the first floor extension will be less than half of the existing dwellinghouse. It is noted that the canopy roof detailing does add slightly more depth and width, however this is seen as a positive feature that softens the appearance of the proposed extension.

The plans and elevations show that the proposed first floor over the existing garage will be set in from the main front wall of the dwellinghouse by 1.25m and, it will be set in from the northern boundary line by 1.30m. The plans show the development as a whole will sit 0.45m from the northern boundary. As such, the revised plans demonstrate the intent to address the reasons for refusal. The original drawings provided as part of this application showed the development was not set in from the rear wall of the existing dwelling, and instead projected a further 2.13m. The revised plans still show a projection beyond the rear wall, but this is reduced to 1.12m. Although the rear projection is bulky, on balance this minimal amount is considered acceptable. Furthermore, the extension is set down from the roof at the front (approximately 0.50m) and the roof form when viewed from the north and rear elevation is considered acceptable. Moreover, the proposal does provide some detailing in order to soften the appearance of the extension and the existing highway trees adjacent to the site could also provide some screening of the development.

As such, it is considered that the revised plans have overcome reasons for refusal 1 and the grounds have been sufficiently addressed. It is therefore considered that the development is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

It is noted that bedrooms 1 and 2 indicates double occupancy on the drawing however they only has sufficient space for **single** occupancy. As such, the proposed room sizes comply with Gravesham's SPG 2 - Residential layout guidelines (RLG) (2020) apart from the shower room which falls slightly below the 3.60sqm requirement at 2.83sqm. While the room is undersized in regard to the RLG, the proposed shower room only contains a shower basin that takes up significantly less space than a bath, and therefore the space required is reduced. Moreover, an undersized shower room is not sufficient grounds to refuse the application, and this is not the only bathroom facilities in the property.

In addition, the RLG (2020) sets out the minimum garden area and depth requirements post development. The previously refused application (20211336), proposed an additional bedroom and the second grounds of refusal was due to inadequate amenity space for a 4 bedroomed property. It is noted that this current application has been amended to show 3 bedrooms and a study on the floor plans. A study could easily be converted to a bedroom and as such, the Local Planning Authority will condition this decision to ensure the study remains, in order to provide adequate amenity for future occupiers. For a 3 bedroomed property, the garden area should be 60.00sqm and depth should be 10.00m. The proposed block plans show the garden depth would be approximately 7.75m and garden area would be approximately 73.97sqm post development. Therefore, the resultant garden space would comply with the area requirements but falls under the depth. On balance, this is considered sufficient private amenity space for a 3 bedroomed property. As such, reason for refusal 2 is overcome and the development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Neighbouring Amenity

The proposed side addition, being two storey and projecting beyond the rear wall of host dwelling increases the potential of overlooking the opposite property to the rear, at 4 Lake Drive which has a garage with a first floor addition above. However, the position of the two storey part of the proposal would mainly overlook the front of the site at 4 Lake Drive and is therefore not considered to cause a detrimental impact in terms of overlooking/privacy. Additionally, the high level windows on the ground floor of the north elevation will serve a garage and the first floor window is to be obscured. Furthermore, due to the orientation of the development and the path of the sun, it is not considered there would be a detrimental loss of light to the surrounding properties, nor would it cause a sense of enclosure or loss of outlook. The single storey rear element of the proposal is modest in both scale and depth. Therefore, the proposal is not considered to have a detrimental impact on neighbouring amenity in terms of privacy, outlook, loss of light or cause a sense of enclosure and safeguards the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Highways and Parking

There are no highways or parking concerns that arise as a result of the proposal. Gravesham's Highways Officer has recommended that a single secure and covered cycle space should be provided to comply with the requirements of SPG4 - KCC Parking Standards (2006), given the study could easily be used as a bedroom. As the Local planning Authority will condition the study to remain a study, this is not required for this application.

Any Other Material Planning Considerations

Contamination

There could be some contamination in terms of oil and other contaminants derived from garage use and therefore a watching brief condition will be added to the decision notice.

Landscape Character Area

The application property is located within the Higham Arable Farmlands Landscape Character Area. This area is characterised by very gently undulating topography of open arable farmland with pockets of orchards and garden nurseries. The developments spread from the original Saxon settlement of Lower Higham in the North, to more contemporary developments in the South around main road networks.

Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is unlikely that the proposed development would have any detrimental impacts on the character of the landscape, by virtue of its location within the rural settlement.

Archaeology

The site lies within an area of archaeological potential. However, the proposal would be unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Zone 2 Groundwater Source Protection Zone, however the proposed development would be unlikely to be impacted by this constraint.

Conclusion

As aforementioned in this report, planning permission was refused for the demolition of existing single storey garage, erection of a new garage with first floor extension over to form habitable rooms and erection of a single storey rear extension under application reference number 20211336 on the 22nd December 2021.

The revised plans submitted for this application are considered to have overcome both reasons for refusal.

The single storey rear infill extension and the single storey rear extension to the garage will be constructed using suitable external materials to match the existing dwelling and are considered subservient and will not impact neighbouring amenity. The first floor extension is sufficiently set in at the front and the side, the roof is set down when viewed from the front elevation which demonstrates subservience to the existing dwelling and means the extension appears less bulky and dominating. In addition, the appearance of the development has been softened with canopy roof detailing and the overall roof form is considered to be acceptable. As such the impact of the development on the surrounding area is considered to be mitigated. Furthermore, the extension will be constructed using acceptable external materials to match the existing

dwelling and the development is considered to safeguard the amenity of future occupiers and neighbouring properties. Therefore, this application is considered to have overcome reasons for refusal 1 and is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

It is considered that reasons for refusal 2 has been addressed by the removal of the additional bedroom previously proposed. Although this has been addressed, sufficient amenity space will be ensured by conditioning the study to remain a study.

The application has been fully considered and is in accordance with local and national planning policy.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	20 th December 2022	Dated:	20th December 2022