

Delegated Report

Householder Planning Application

Planning Application No: 20230509

Location: Oast View, Lower Rochester Road Higham Rochester

Description: Erection of a first floor side extension.

Applicant: Mr Lee Barthram

Site Visit Date: 6 June 2023

Submitted Documents/Plans

Application form
Drawing no. 1444/N4 (site plan)
Drawing no. 1444/N3 (proposed plans)
Drawing no. 1444/N3 (existing plans)
Drawing no. 1444/N1 (existing and proposed location plan)

Relevant Planning History

20200208	Erection of a first floor side extension.	Permitted	21.04.2020
20191333	Application for non-material amendment to planning permission reference number 20180579 to allow insertion of roof light in south roof.	Approved	03.01.2020
20180579	Demolition of existing garage and erection of a detached two storey 4no. bedroom dwelling with construction of new access and gates.	Permitted	23.08.2018

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)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- 2 - 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);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Neighbouring properties

The application has been advertised by site notice and letters to three individual properties. No letters of representation have been received.

Officer's Analysis

Proposal

This application seeks planning permission for a first floor side extension. This will be located to the side/rear and will infill an existing courtyard. The ground floor will form a store and the first floor will form a home office. This will enable the existing home office to become a fourth bedroom. The roof will continue over the proposed extension and it will be finished in matching materials.

Design, Character and Appearance

The application dwelling is a two storey property located on a sloping site. The land slopes up from the south (front). To the rear is a garden laid to lawn. Due to the slope of the land there is a courtyard area to the eastern side and a walkway under the house to the western side.

The proposed extension will infill the courtyard area and therefore will not be visible from the front. Due to the boundary treatment and height of the plot, the proposed extension will not be readily visible from any neighbouring property. Where it is visible, it will match the existing building.

Due to the small nature of the development there will be no detrimental impact on the surrounding landscape character of the area.

The proposed extension therefore accords with policies CS12 and CS19 of the Gravesham Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

Amenity of Future Occupiers

The proposed extension will result in a bedroom window being bricked up. This window looks out on to the courtyard wall and does not receive significant levels of daylight. A new window is proposed that will look out onto the walkway. The outlook again will be poor and there will be minimal daylight however, it will not be significantly different to the current situation and therefore, on balance, no objection is raised. There is a rooflight on the en-suite which also filters light into the room. The new study will face onto the garden and therefore will have sufficient outlook and daylight.

Neighbouring Amenity

The proposed development infills a corner of the dwelling. It will not project any closer to any neighbour than the existing property and will contain no flank windows. Therefore there will be no loss of amenity to any neighbour in terms of loss of outlook, privacy, sunlight or daylight.

The proposed extension therefore accords with the objectives of policy CS19 of the Gravesham Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021 with regards to amenity.

Highways

The property already contains a garage and parking for at least three cars off road and therefore no objection is raised.

Conclusion & Recommendation

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Alison Webster	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	13th June 2023	Dated:	19th June 2023