



Delegated Report

Householder Planning Application

Planning Application No: 20211458

Location: 5 Lake Drive Higham Rochester Kent

Description: Erection of a two storey side extension, part single/part two-storey rear extension, a single storey front extension and creation of two parking spaces to front.

Applicant: Mr Dhillon

Site Visit Date: 03/12/2021

Submitted Documents/Plans

- Application Form Received 29/11/2021;
- Drawing No: 001 (Site Location Map and Existing Plans & Elevations) Received 29/11/2021;
- Drawing No: 002 (Proposed Block Plan and Proposed Plans & Elevations) Received 29/11/2021;
- Supplementary Information Received 29/11/2021.

Relevant Planning History

Reference	Description	Outcome	Decision Date
19840420	Erection of a conservatory at the rear	Permitted	15.06.1984
19760441	for erection of 73 dwellings and garages	Withdrawn	13.08.1976
19750398	Erection of 72 two storey four person dwellings and garages	Permitted	08.07.1975
19750045	A application for full planning permission for the erection of 72 two storey dwelling houses and 72 garages layout A B application for full planning permission for the erection of 75 two storey dwelling houses and 75 garages layout B	Refused	29.05.1975

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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

KCC West Kent Public Rights of Way Officer

The PROW Officer was consulted and his comments state:

Public Rights of Way NS145 runs to the north of the site and may be affected by the application and I therefore enclose a copy of the Public Rights of Way network map showing the definitive line of this path for your information.

It is important to advise the applicants that a public right of way must not be stopped up, diverted, obstructed or the surface disturbed and there must be no encroachment on the current width, at any time now or in future. This includes any building materials or waste generated during any of the construction phases. Please note that no furniture or fixtures may be erected on or across Public Rights of Way without the express consent of the Highways Authority.



Higham Parish Council

No Comments Received.

KCC – Heritage Conservation (E&W)

KCC Heritage were consulted and their comments state:

The site lies within an area of multi-period archaeological potential. I consider it unlikely, however, that the proposed works, adjacent to the existing dwelling, will have a significant archaeological impact and have no further comments to make in this case

GBC – Highways Officer

No Objections

Neighbouring properties

The application was advertised by way of Site Notice and Letters to Seven surrounding properties. The consultation period expired on 24th December 2021 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of a two-storey side extension, part single/part two-storey rear extension, a single storey front extension and the creation of two parking spaces to the front.

To the western elevation there will be a two storey extension which will be built up to the boundary at ground floor level and at first floor level the extension will be set back 300mm from the western boundary and project approx. 2.2m. The ground floor extension will join the porch and single storey rear extension giving it a depth of 12.6m. The two-storey element will have an overall height of approx. 6.6m and include a window in the front and rear elevation, which will serve two new bedrooms. There will be a small flat roof element to the first floor extension to accommodate the set down from the main roof. At ground floor level the extension will have a flat roof section with a maximum height of approx. 3.5m with a mono pitch at the front and rear.

To the rear there will be a part single storey and part two storey extension. The extensions will both project 3m from the rear elevation, the ground floor element will be full width and built up to the boundaries. To the ground floor the extension will be finished with a mono pitch with an overall height of approx. 3.5m. To the first floor the extension will be set in approx. 1.7m from the western boundary and approx. 1.6m from the eastern boundary. The extension will span approx. 4.4m and have an overall height of approx. 6.4m. This extension will include a window in the rear elevation and allow for the creation of a fourth bedroom. The first floor element will be finished with a dual pitched roof which will be set below the main roof.

To the front there will be a porch which will project 1.5m from the front elevation and have a width of 2.7m. The porch will be finished with a mono pitch roof which will have an overall height of approx. 3.5m. The door opening will be situated in the front elevation.

Character and Appearance

The application property is a semi detached house situated in a cul de sac in the village of higham, the property is in a small settlement which is inset from the greenbelt and has a public right of way which runs to the northern side of the plot.

The property has previously been granted planning permission for a rear conservatory, however it does not appear to have been built or may have been built and subsequently removed. The property has a good sized rear garden with some trees and soft landscaping.

2020 extract from google images.



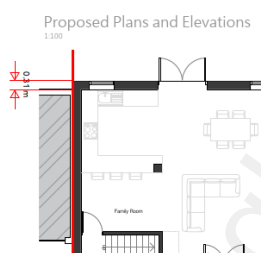
To the front the property is set back from the highway and slopes down to the north. There is a garage attached to the side of the property, which shares a party wall with the western neighbour's garage and a long drive which provide access to the garage and allows for tandem parking. The rest of the garden is soft landscaped. It was also noted during the officer visit that the property has solar panels installed in the front elevation which may have been installed under permitted development rules. The agent has confirmed that these panels will be removed and not reinstated as part of the current proposal.

There are similar two storey extensions and front porches in the existing streetscape and so the proposal is not considered to be an uncommon addition. A recent application for a similar extension was permitted under 20210577 at No: 11 Lake Drive, and there is also a similar extension at the opposite property known as 25 Lake Drive.



The double storey side extension will have some flat roof elements at both ground and first floor level, generally flat roof extensions are resisted by the Local Planning Authority because they are rarely sympathetic and have a harmful bulky visual impact. In this instance however, the flat roof sections are small, and will not be visible by virtue of the pitched roof elements and in the case of the first floor extension this is a necessary addition to accommodate the set down from the main roof. Overall, the proposed flat roof will have limited impact on the character of the dwellings as it will not be visible and will not impact on the street scene. This element of the proposal is adequately designed and subordinate to the host dwelling.

The two storey rear extension is also subservient, it has a gable design and is positioned to the centre on the rear of the extended property, and is set down from the main roof with eaves that match the height of the main dwelling. The single storey rear extension is also acceptable in terms of height and design. It is noted that this element of the proposal does breach the building line of the adjoining garage by 300mm, however a s/s rear extension to the rear of the original house can be constructed under PD.



The front porch is suitably designed with a mono pitch roof, there are other porches in the vicinity so this is not deemed harmful to the street scene nor out of character.

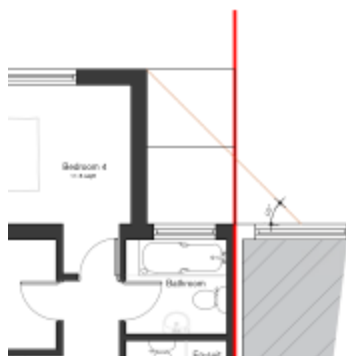
Overall the extensions are subservient to the main dwelling. The side extension is set back from the boundary at first floor level and so there is a retention of the established gap between the host dwelling and neighbouring property. In addition, the extensions will be constructed using materials that match the host dwelling. Therefore 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 (2021).

Amenity of Future Occupiers

The proposed development provides acceptable living conditions that safeguard the amenity of existing and future occupiers in accordance with Policy CS19 (LPCS). The garden size, post-development, exceeds the recommendation in Gravesham's Residential Layout Guidelines (RLG) (2020) with a depth of approx. 25m and an approximate area of 217m².

Neighbouring Amenity

In terms of harm to amenity, the extensions will not cause any detrimental impact on the amenity of the No 7 in terms of loss of light, sense of enclosure or outlook. The ground floor extension is not excessive in scale or height and the two storey rear extension is central on the application property and is some distance from the adjoining property. The first floor element is set-down from the main ridge, which will reduce any potential overshadowing impact, although the path of the sun would alleviate any concerns relating to overshadowing. The 45 degree test is also satisfied.



The neighbour at no.3 Lake Drive is situated away from this application property and has not got any windows in the flank elevation which face the application site so the proposal is not liable to harm light, privacy or outlook to this property.

Overall, the proposed extensions are considered to safeguard the amenity of adjoining properties in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF.

Parking and Highways

The highways officer was consulted and his comments state:

"I have no objections, the current car parking requirement is for two vehicles which can be provided, providing the carriage crossover is widened. In addition with the increase in bedrooms secure parking for one cycle should be provided to comply with SPG4 issued by Kent County Council."

The proposal would result in the loss of a garage whilst resulting in the creation of two additional bedrooms thus increasing the need for additional parking. The existing garage is not deemed fit for purpose by virtue of the entrance width of approx 2.3m which would fail to accommodate a modern day vehicle.

The submission does show two off-street parking spaces however the plans are limited and so a condition will be attached to the decision notice to ensure that the details of the extended driveway are submitted and approved in writing by the Local Planning Authority.

The driveway will also result in the loss of some of the soft landscaping. In order to ensure retention of some soft landscaping a condition will be imposed.

Overall the proposal is considered to comply with parking and highway policy.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within the Higham Arable Farmlands Character Area, as set out in the Council's Landscape Character Assessment document.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) 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 considered that this development would not be detrimental to the Higham Arable Farmlands Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

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

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	13 th January 2022	Dated:	17th January 2021