



Delegated Report

Householder Planning Application

Planning Application No: 20211265

Location: 209 Lower Higham Road Gravesend Kent DA12 2NP

Description: Erection of a single storey rear extension.

Applicant: Mr Arunas Kulvinskis

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form Received 11/10/2021;
- Site Location Map Received 11/11/2021;
- Block Plan As Existing Received 11/11/2021;
- Block Plan As Proposed Received 11/11/2021;
- Drawing No: A01 (Existing Plans & Elevations) Received 11/10/2021;
- Drawing No: A02 (Proposed Plans & Elevations) Received 11/10/2021;

Relevant Planning History

Reference	Description	Outcome	Decision Date
20211043	Single storey rear extension with a depth of 5.00 metres, maximum height of 3.00 metres and eaves height of 2.82 metres.	Prior Approval Not Required	16.09.2021

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

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
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Internal Drainage

No comments received.

Neighbouring properties

The application was advertised by way of site notice and letters to five surrounding properties. The consultation period expired on 17th December 2021 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of a rear single storey infill. The extension will project approx. 3.9m from the rear elevation and span approx. 3.2m. The extension will be finished with a flat roof and built to the same height as the existing single storey rear extension.

There will be a double door in the rear elevation to allow for access into the rear garden, the extension will allow for the creation of a larger utility/storage room.

Character and Appearance

The application property is a detached chalet bungalow situated on the northern side of Lower Higham Road which has been previously extended by way of a single storey rear extension. There also appears to be an extension to the roof which includes the insertion of dormers to allow for the creation of habitable rooms.

The general streetscene is varied and comprises a mixture of bungalows and houses of varying types and sizes. The proposed extension is modest in size and set behind the furthest point of the rear elevation. It is acceptably designed and as it is situated to the rear of the property and is not liable to impact the main streetscape.

The extension is in accordance with CS19 of the LPCS 2014 and Para 130 of the NPPF (2021).

Amenity of Future Occupiers

Post development the garden will retain approx. 163sqm of amenity space which is adequate for a property of this size.

The proposal adequately safeguards the amenity of future occupiers.

Neighbouring Amenity

The rear extension is not liable to impact privacy, light or outlook of adjoining occupiers as it is modest in scale and does not have any window or door openings in the flank elevation. No objections have been received.

Parking and Highways

The proposal will not impact any existing parking arrangements so there are no concerns in this regard.

Any Other Material Planning Considerations

The application site is located within Shorne And Higham Marshes Landscape Character Area, as set out in the Council's Landscape Character Assessment document.

It is considered that this development would not be detrimental to the Shorne And Higham Marshes Landscape Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	17 th December 2021	Dated:	06 January 2022