

# Delegated Report

## *Householder Planning Application*

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**Planning Application No:** 20220941

**Location:** 1 Hayes Close Higham Rochester Kent

**Description:** Erection of a single storey front extension, conversion of integral garage and store room to form habitable rooms with external alterations.

**Applicant:** Miss Kerri Howard

**Site Visit Date:** 05 October 2022

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### Submitted Documents/Plans

Householder Planning Application form;  
Drawing no. 1-HAYES-CLOSE-01 Rev. A Existing layout, elevations, block plan, and site location plan;  
and  
Drawing no. 1-HAYES-CLOSE-02 Rev. A Proposed layout, elevations and block plan.

### Relevant Planning History

None.

### Development Plan

#### Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

#### Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on Highway Network
- P3 – Vehicle Parking Standards
- TC7 – Other Archaeological Sites

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)
- Gravesham Landscape Character Assessment (2009)

### **Consultations, Publicity and Representations**

#### GBC – Highways Officer

I have no objections to this proposal, whilst the garage is lost and an additional bedroom is created, the driveway measures in excess of 10 metres so is adequate for the parking of two vehicles. This complies with adopted guidance.

#### KCC – Heritage

The site lies within an area of multi-period archaeological potential. However, it is considered unlikely that these proposals, immediately adjacent to the existing dwelling, would have a significant below-ground archaeological impact and have no further comments to make in this case.

#### Higham Parish Council

No response received.

#### Neighbouring properties

The application was publicised to four neighbouring properties by letter. No representations have been received.

### **Officer's Analysis**

#### Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

The application site is located in the Higham Arable Farmlands Landscape Character Area (LCA) and as such, Policy CS12 of the Gravesham Local Plan Core Strategy September 2014 is also relevant. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment will be taken into account in determining applications.

As the application site is within an existing urban area, the proposed works would not detract from the residential character of the surrounding LCA. The proposed development would be of a design and materials that would match with the existing building and those in the surrounding area. As a front extension, the proposal would be widely visible but it is noted that no. 5 Hayes Close has a similar pitched roofed front extension, that no. 6 Hayes Close has converted its garage into habitable accommodation and that a number of surrounding properties have coloured cladding.

The proposed reduction in size of the bathroom window would unbalance the fenestration in the rear elevation but as it would not be widely visible, there would be no significant harm to visual amenity.

Overall, the proposed development would be appropriate in terms of design and would not have an adverse impact on the character or appearance of existing building or the surrounding area. Therefore the proposal would be in line with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (September 2014) and the Householder Extensions/Alterations Design Guide SPD (2021).

#### Amenity of Future Occupiers

The proposed bedroom would be just below the minimum floor area requirement for a double bedroom but would exceed the requirement for a single bedroom in the Nationally Described Space Standard (2015). There would be no alteration to the existing garden, which exceeds the requirement for a dwelling with four or more bedrooms in the Residential Layout Guidelines (June 2020).

In order to prevent a loss of privacy for future occupiers, any proposed bathroom/w.c./en-suite windows should be conditioned to be permanently obscure glazed.

Overall, the proposed development would not be detrimental to the amenity of future occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

#### Neighbouring Amenity

The closest residential properties to the application site are no. 2 Hayes Close and no. 21 Forge Lane (located immediately to the east and west respectively). No. 19 Forge Lane and no. 33 The Braes are located to the north across the roadway and no. 23 Forge Lane is located immediately to the south.

Due to the design of the proposed development, to the screening provided by boundary treatments and to the layout and orientation of the surrounding properties, there would be no adverse overlooking, overshadowing or overbearing impacts to the occupiers of the surrounding dwellings.

In order to prevent any future adverse noise/odour impacts to no. 2 Hayes Close, any planning permission granted should be conditioned to preclude the insertion of any windows or openings (including flues) in the side elevation of the proposed development facing that property.

Overall the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

#### Parking and Highways

The proposed development would result in the dwelling increasing from three bedrooms to four and the removal of an existing integral garage. There would be no significant alteration to the existing frontage parking or access arrangements. The existing frontage parking area could accommodate two vehicles and the GBC Highways Officer has not raised an objection.

Overall it is considered that the proposal would make sufficient provision for the parking of cars within the site in accordance with the Borough Council's adopted Vehicle Parking Standards and would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P3 of the Gravesham Local Plan First Review November 1994.

#### Any Other Material Planning Considerations

The application site is located in an area of multi-period archaeological potential and KCC Heritage considers it unlikely that the proposed works would have a significant archaeological impact. As such, the proposal would be in line with Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

The application site is located within Groundwater Source Protection Zone 3 and is in close proximity to a gas pipeline (along the site frontage). As the proposed works would be relatively minor and would be

located within the confines of an existing residential garden, it is considered that there would be no adverse impacts to groundwater or gas infrastructure. The applicant should be made aware of the gas pipeline via an informative on any planning permission granted.

#### Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials to match existing

Obscure glazing to en-suite/w.c. windows

No further openings in flank elevation

Retention of existing frontage parking

#### **Conclusion & Recommendation**

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Planning permission subject to conditions is recommended.

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

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|----------------------|-------------------------------------------------------------------------------------|---------------------|---------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Mrs Kelly Joyce                                                                     | <b>Team Leader:</b> | Miss Faye Hobbs                                                                       |
| <b>Signed:</b>       |  | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 19th October 2022                                                                   | <b>Dated:</b>       | 20 October 2022                                                                       |