

# Delegated Report

## *Householder Planning Application*

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**Planning Application No:** 20211508

**Location:** 11 High View Higham Rochester Kent

**Description:** Erection of a single storey rear extension.

**Applicant:** Mr Colin Higgins

**Site Visit Date:** 18 January 2022

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### Submitted Documents/Plans

Householder Planning Application form;  
Red line site boundary plan;  
Existing block plan;  
Proposed block plan;  
Drawing no. BDS2119 Sheet 1 Existing elevations, existing and proposed floor plans and proposed section;  
Drawing no. BDS2119 Sheet 2 Proposed elevations;  
Email from the agent received 05 January 2022 at 09.15; and  
Email from the agent received 27 January 2022.

### Relevant Planning History

None.

### 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
- CS20 – Heritage and the Historic Environment

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

- T1 – Impact of Development on Highway Network
- 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
- 15 – Conserving and enhancing the natural environment
- 16 – Conserving and enhancing the historic environment

#### Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Householder Extensions/Alterations Design Guide SPD (2021)

#### Other documents

- Nationally Described Space Standard 2015
- Gravesham Landscape Character Assessment 2009

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

#### Southern Water

It appears that the developer is intending to build-over a public foul sewer which is crossing the site. Building over a “public sewer” is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-over the sewer.

The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build-over a public sewer are available at Southern Water's Get Connected service: [developerservices.southernwater.co.uk](https://developerservices.southernwater.co.uk)

Please note: There is a private water communication pipe within the development site.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; Prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: [developerservices.southernwater.co.uk](https://developerservices.southernwater.co.uk) and please read our New Connections Charging Arrangements documents which are available on our website via the following link: [southernwater.co.uk/developing-building/connection-charging-arrangements](https://southernwater.co.uk/developing-building/connection-charging-arrangements)

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer and should be in line with the Hierarchy of H3 of Building Regulations with preference for use of soakaways. [gov.uk/government/publications/drainage-and-waste-](https://gov.uk/government/publications/drainage-and-waste-)

disposal-approved-document-h

The proposed development would lie within a Source Protection Zone. The applicant will need to consult with the Environment Agency to ensure the protection of the public water supply source is maintained and inform Southern Water of the outcome of this consultation.

KCC Heritage

No response received.

Higham Parish Council

No response received.

Neighbouring properties

The application was publicised to five 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. In this context it is considered that the starting point for assessing the appropriateness of built development in design terms, will be to consider how the proposal relates to the existing building and those in the surrounding area.

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 2009 will be taken into account in determining applications.

The Gravesham Landscape Character Assessment 2009 identifies some of the key characteristics of the Higham Arable Farmlands LCA as very gently undulating topography, open arable farmland, views of the marshes and River Thames and isolated farmsteads with locally distinct styles and materials. The landscape condition in the LCA is stated to be poor with moderate sensitivity and the focus for the LCA is restoring landscape elements in poor condition, whilst safeguarding the LCA as a prominent landscape feature within the wider landscape.

The proposed development would be located at the rear of the building; would not add significant size or bulk to the property; and would not be widely visible from public vantage points. It would also be within the confines of an existing residential garden. As such, there would be no detriment to landscape character. Furthermore the design of the proposed extension would be broadly in keeping with the original building and the external facing materials would match those existing.

Overall it is considered that the proposed development would be appropriately designed, not be detrimental to the character or appearance of the surrounding area and 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 development would improve the living conditions for future occupiers and an appropriate amount of garden area would be retained. As such, the proposed development would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 and SPG2 Residential Layout Guidelines 2020.

### Neighbouring Amenity

The closest dwellings to the application site are no. 12 Highview View (located to the north), no. 10 Highview (located to the south east), no. 19 Mountbatten Avenue (located to the south). Larkrise and Pasadena, Taylors Lane are located to the west.

The proposed development would result in new ground floor windows facing Pasadena, Taylors Lane, which has a dormer window at first floor level and various ground floor windows that face the application site. A two metre high boundary fence screens any overlooking impacts from the proposed ground floor windows in the rear elevation of the proposed extension but the privacy distance for the dormer window to the rear elevation of the application property would reduce from around 17 metres to around 13 metres. It is noted that both these distances fall short of the requirement of the Residential Layout Guidelines (RLG) for a 26 metre privacy distance.

In light of the fact that there is already some overlooking between the properties and because permitted development rights would allow an extension of up to 6 metres depth at the application site, it is considered that any adverse overlooking impacts to the occupiers of Pasadena would not be sufficient to justify refusing planning permission.

Due to the design of the proposal and the layout and orientation of the surrounding properties, it is considered that there would be no adverse overshadowing or overbearing impacts to the occupiers of any surrounding residential property.

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

### Any Other Material Planning Considerations

There is a public sewer within the rear garden of the application site, which Southern Water would seek to protect via a pre-commencement planning condition. The applicant has outlined his agreement to this condition and as such, there would be no adverse impacts to sewage infrastructure.

The application site is located in an area of multi-period archaeological potential and within Groundwater Source Protection Zone 3 but due to the limited amount of groundworks, it is unlikely that the proposal would have a significant adverse groundwater or archaeological impact. As such, the proposal would be in line with Policies CS18 and 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 in close proximity to a gas pipeline (along the site frontage). However as the works would be located at the rear of the site, it is considered that there would be no adverse impacts to gas infrastructure.

### Suggested conditions

Time limit

Development in accordance with the approved plans

Measure to protect public sewers pre commencement

Materials to match existing

### **Conclusion & Recommendation**

The proposed development would comply with local and national planning policies and subject to the conditions set out above, planning permission can be granted.

(For detailed conditions and informatives, see draft Decision)

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| <b>Case Officer:</b> | Mrs Kelly Joyce | <b>Team Leader:</b> | Richard Hart |
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| <b>Signed:</b> | <i>K Joyce</i>   | <b>Signed:</b> | <i>R Hart</i>          |
| <b>Dated:</b>  | 01 February 2022 | <b>Dated:</b>  | <b>1 February 2022</b> |

Gravesham Borough Council