



Delegated Report

Householder Planning Application

Planning Application No: 20240918

Location: 34 Walmers Avenue Higham Rochester Kent

Description: Replacement of flat roof over garage with hipped pitched roof, extension of existing pitched roof, including erection of dormer extensions to front and rear roof slopes in connection with formation of addition habitable room in roof space.

Applicant: Mr Des Stone

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Drawing No. 1001 – Plans As Existing;
Drawing No. 1002 – Elevations As Existing;
Drawing No. 1003 – Plans As Proposed;
Drawing No. 1004 – Elevations As Proposed; and
Drawing No. 1005 – Site Location Plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240529	Conversion of existing outbuilding to family annexe.	Permission	22.08.2024
20170691	Application for a non-material amendment to planning permission reference number 20161176 to allow alterations to the dormer window on the front elevation.	Permitted	30.06.2017
20161176	Erection of first floor rear extension to form enlarged bedroom and retention of a dormer window in the side roof slope.	Permission	12.06.2017
20150104	**REVISED PLANS** Erection of a single storey rear extension with balcony over, garage enlargement and provision of french doors with juliet balcony on rear conservatory.	Permission	24.07.2015
20130016	Construction of pitched roof extension over existing ground floor side extension to form ensuite bathroom/wc.	Permission	17.04.2013
20041095	Alterations and enlargement of the roof involving construction of dormer windows in front and one side roof slope; conversion of the existing and proposed roof space into a bedroom, sitting room and en-suite bathroom/w.c. and installation of two bay windows in ground floor on front elevation.	Permission	09.02.2005

19950633	Erection of a conservatory at the rear	Permission	06.12.1995
19950472	Erection of a conservatory at the rear Refused Permitted on appeal A single storey side extension to form a wc and utility room. Permitted	Split	05.09.1995

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places
- Section 15 – Conserving and enhancing the natural environment

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);
- Design for Gravesham – Design Code (2024); and
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

Higham Parish Council
No comments received.

Neighbouring properties

Consultation was by way of individual letters sent to five surrounding properties. No comments have been received. The overall consultation period expired on 5th November 2024.

Officer's Analysis

Proposal

The proposal is for the replacement of flat roof over garage with hipped pitched roof, extension of existing pitched roof, including erection of dormer extensions to front and rear roof slopes in connection with formation of addition habitable room in roof space.

Existing Elevations



Proposed Elevations



The proposals would result in one additional bedroom and new dormer window to the existing bathroom.

Description of Application Site and Surroundings

The application property is a chalet style detached bungalow with long garden, set in a residential area within the rural settlement of Higham inset from the Green Belt. The property is located within the Higham Arable Farmlands Landscape Character Area.



Design, Character and Appearance

Paragraph 135 of the NPPF 2023 sets out various design requirements and includes the need for the development to add to the overall quality of an area; be visually attractive; and be sympathetic to local character, including the surrounding built environment. Paragraph 139 of the NPPF 2023 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

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 proposed roof alterations and additional dormers to the front and rear are of good design which respect the host property and reflect existing design features.

The proposal is in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Amenity of Future Occupiers

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants. In this regard, the Nationally Described Space Standards (NDSS) and the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The new bedroom is of a good size which would accord with the minimal space standards and would have good access to outlook and light.

Neighbouring Amenity

The proposed dormer windows would be located to the front and rear and would afford the same views as the existing windows and would not result in any additional views or loss of privacy to the neighbouring properties.

The alterations to the roof would create additional height and bulk, however due to the orientation of the property, additional overshadowing would be over the host property and the ridge height would not extend above the existing roof line. The adjacent property does not have any windows or rooflights within the side elevation or the flat roof as can be seen from the image below;



No neighbour representations have been received.

Therefore in respect of impact on neighbour amenity, the proposal would be in accordance with Policy CS19 of the Gravesham Core Strategy 2014 and Paragraph 135(f) of the National Planning Policy Framework 2023.

Parking and Highways

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 require new development to mitigate its impact on the highway and public transport networks and to provide sufficient parking in accordance with adopted parking standards.

The application property has a generous frontage hard surfaced area which can accommodate a number of vehicles and has an integral garage.

The proposal would increase the property from four bedrooms to five. It is considered that sufficient space would be available to accommodate the required vehicle and cycle parking.

Overall, it is considered that the proposal would not be detrimental to highway safety and would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy P3 of the Gravesham Local Plan First Review November 1994.

Any Other Material Planning Considerations

Landscape Character

The application site is located in the Higham Arable Farmlands Landscape Character Area (LCA) and as such, Policy CS12 of the Local Plan Core Strategy is 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.

The Higham Arable Farmlands Landscape Character Area defined by very gently undulating topography, open arable farmland, views out to the marshes and the River Thames in the north, Original Saxon village of lower Higham and more recent development to the south, marsh side hamlets, isolated farmsteads and scattered properties with locally distinct styles and materials. Policy CS12 seeks to conserve, restore or enhance the overall landscape character.

The application site is located in a rural settlement inset from the green belt and is surrounded by residential dwellings. To the rear of the plot is open fields. The proposal would be alterations to the existing roof and would not create additional footprint and would be within the scope of the existing property.

Therefore, it is considered that the proposed development would not be detrimental to landscape character and would be in line with Policy CS12 of the Gravesham Local Plan Core Strategy (2014).

Conclusion & Recommendation

The proposed development complies with all relevant national and local planning policies subject to conditions. The recommendation is therefore to approve.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	29 th November 2024	Dated:	2nd December 2024