



Delegated Report

Householder Planning Application

Planning Application No: 20240111

Location: 5 Elm Close Higham Rochester Kent

Description: Demolition of side porch and carport. Erection of a rear extension. Erection of a detached garage with block paving to front and conversion of integral garage to habitable space

Applicant: Mrs Beth Mathis

Site Visit Date: 26th March 2024

Submitted Documents/Plans

Application Form Dated 04/02/2024;
Site Location Plan;
Block Plans – Existing and Proposed;
Drawing Number EXPLAN/5EC/V1 (Roof Plan and Elevations – Existing);
Drawing Number PDP / 5EC / V1 (REVISED – Proposed Parking Plan);
Drawing Number PROPLAN/5EC/V1 (Floor Plan, Roof Plan and Elevations – Proposed); and
Drawing Number PROGRGPLAN/5EC/V1 (Elevations and Floor Plan of Garage – Proposed).

Drawing Number A3/PLOTL/5EC/V1 (Proposed Parking Plan)

Relevant Planning History

Reference	Description	Decision	Decision Date
20240110	Application for a Proposed Lawful Development Certificate in respect of the installation of a loft conversion with 6 roof lights.	Certificate Granted	26.03.2024
19790699	Erection of a car port at side	Permitted	30.10.1979
19580601	Erection of 5 houses with garages	Permitted	02.01.1959

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

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

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); and
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

GBC Highways Officer

I have no highway objections, but the applicant should show the driveway linking the garage to the highway, a condition would suffice.

Given the size of the office, I would recommend that a condition should be imposed to prevent any commercial activity taking place, which would allow the Council to consider any requirements necessary to make such a use acceptable.

Neighbouring properties

Six surrounding properties were consulted and two representations were received. Neighbours raised comments with the following:

- Retention of existing trees to maintain privacy.

This will be assessed within the neighbouring amenity section of the following report.

Comments were also raised with:

- Potential damage to neighbouring properties
- Potential blocking of access to neighbouring properties

The above comments are not considered to be material planning considerations and as such will not be

addressed within the report.

Officer's Analysis

Design, Character and Appearance

5 Elm Close is a detached dwellinghouse located on the Southern side of the highway. The application site is of a generous size, located in a cul-de-sac of detached houses of similar sized plots. The property is largely soft landscaped to the frontage with some hardstanding and a garage and carport.



The application proposes the demolition of the existing porch to the western flank elevation and the carport, the erection of a rear extension, the conversion of the existing integral garage to habitable room and the erection of a detached garage with paving to the frontage.

The proposed rear extension will have a shallow pitched roof at a maximum height of 3.5m and an eaves height of 2.55m. It will extend beyond the rear elevation by 3.18m and have a width of 12.9m.

The proposal will create space for an open plan kitchen / dining area. There will be bi-fold doors and a window to the rear elevation. It will be finished with facing brickwork and white UPVC/ aluminium windows and doors to match the existing dwelling.

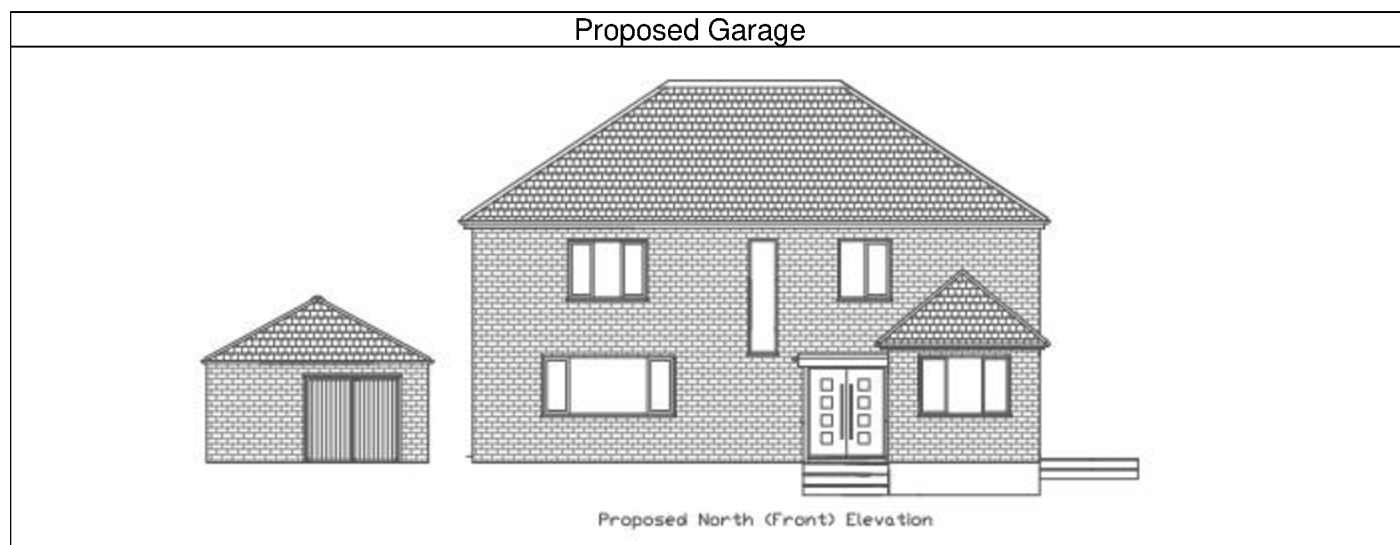
As such the proposed rear extension is not excessive in size or bulk, will be constructed using appropriate materials, will have no impact on the street scene and is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2023).

The application proposes to convert the existing integral garage to habitable room by replacing the garage door with a UPVC window and facing brick work to match the existing dwelling. The proposed development would create space for internal layout changes to include an office.

The proposed window would be aligned to respect the window placement of the existing windows and as such, this proposal is considered to have a minimal impact on the existing dwelling and the immediate street scene.

As such, the conversion of the integral garage to habitable room will be constructed using appropriate materials and will have no impact on the street scene and is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

The proposed detached garage will have a shallow pitched roof at a maximum height of 3.8m and an eaves height of 2.3m. It will have a width of 5m and a depth of 7m. The garage door will be located to the front elevation with a window to the rear elevation and access door to the Western flank elevation. The garage will be constructed with facing brickwork to match the existing dwelling. As such, the garage will be of a modest size which will not overwhelm the host dwelling, will be constructed using materials to match and is therefore not considered to be detrimental to the existing dwelling.

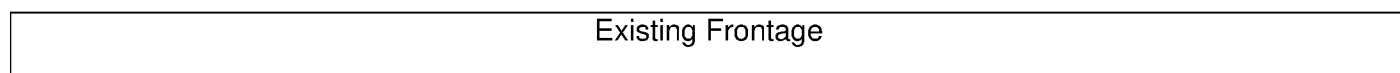


Whilst the proposed garage will be constructed to the East of the dwelling, continuing the building line of the front elevation, due to the large frontage of the application site, it is considered to be set back substantially from the highway. Furthermore, the application site is located to the far end of Elm Close, with access only to neighbouring properties known as Galleons Reach and Long Reach and therefore is not highly visible from a public vantage point. As such the proposed garage is not considered to have a detrimental effect on the surrounding area.

Overall, the proposed garage will be constructed using appropriate materials and will have no impact on the street scene and is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

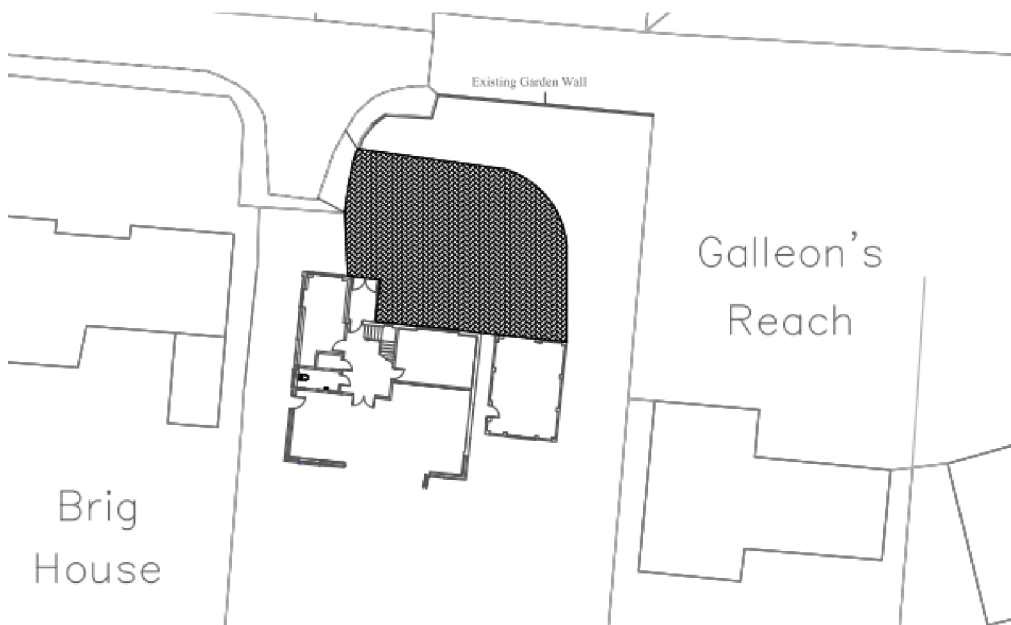
The proposed hardstanding to the frontage will be constructed using permeable paving. The parking area will have a 15.47m width by a 11.5m depth which provides sufficient space to comply with the requirements of SPG4.

The existing frontage of the application site consists of a substantial area of soft landscaping, which is a positive feature of the street scene.





As annotated on drawing number PDP / 5EC / V1- Proposed Parking Plan, the application looks to retain a substantial amount of soft landscaping to the front boundary, along with a proportion of the existing front boundary wall, to reflect that of neighbouring property known as Brig House.



New Driveway in permeable paving providing off road parking for 4 cars plus one in the garage.

The existing garden wall will remain as is except for the opening to accommodate the drive. Existing grass and planting to remain as is.

The retention of the boundary wall and soft landscaping is considered a positive feature that improves the appearance of the hardstanding and provides biodiversity opportunity. Therefore, it is considered that the proposed hardstanding will be constructed using appropriate materials and will have no impact on the street scene and is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Overall, the proposed application will be constructed using appropriate materials and will have no impact on

the street scene and is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

Post development, the remaining amenity area is in accordance with Gravesham's Residential Guidelines.

Furthermore, the proposed rooms and internal layout changes are not deemed to have a detrimental effect for future occupiers.

Overall, the development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Neighbouring Amenity

Neighbouring concerns were raised with potential loss of privacy.

The existing dwelling is a detached property set on a large plot away from neighbouring properties. The proposed rear extension is of a modest height with no windows to the flank elevations and therefore will not have any detrimental impact on neighbouring in terms of privacy as well as loss of light, outlook or sense of enclosure.

The proposed conversion of integral garage to office and the proposed detached garage are both set to the front of the application site, away from neighbouring properties and would therefore have no detrimental effects in terms of loss of light, privacy, outlook or cause a sense of enclosure.

Comments were also raised with:

- Potential damage to neighbouring properties
- Potential blocking of access to neighbouring properties

These are not considered to be material planning considerations and are therefore not covered within this report.

Overall, the development is not considered to have any detrimental impact on the amenity of neighbouring properties and is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Any Other Material Planning Considerations

Landscape Character Assessment

The site is located within the Higham Arable Farmlands Landscape Character Area. This area is characterised by very gently undulating topography of open arable farmland with pockets of orchards and garden nurseries. The developments spread from the original Saxon settlement of Lower Higham in the North, to more contemporary developments in the South around main road networks.

Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

The development is not considered to impact on the Higham Arable Farmlands Landscape Character Area as it is within a relatively well-developed part of the landscape.

Parking and Highways

As per comments from Gravesham's Highways Officer, there is no highway objections associated with the proposal itself, there is sufficient off-road parking at the property and as such the application does not have a detrimental impact in terms of parking and highways. A condition will be attached restricting the use of the garage to purposes incidental to the main dwellings.

Impact on biodiversity

The development results in a loss of soft landscaping and biodiversity opportunity and could therefore be considered contrary to the NPPF (2023) Section 15. As indicated on the plans, some soft landscaping and planting is shown, therefore, on balance, the development is considered acceptable.

Contamination

As the building has previously been used as a garage, there could be some contamination in terms of oil and other contaminants derived from garage use. Therefore, a watching brief condition will be included.

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The development is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. The development will safeguard the amenity of future occupiers and will have not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	27th March 2024	Dated:	28 March 2024