

Delegated Report

Application No:	20220280
Location:	2 Foxbury Manor, Old Watling Street, Higham ME2 3UG
Description:	Erection of a single storey rear extension and conversion of the existing roof space over garage to a habitable space.
Applicant:	Mr Peter Bruin
Site Visit Date:	22 March 2022

Submitted Documents/Plans

The application comprises the following documents and plans:

Application form received 15 March 2022.

Drawing no. M422/P01 (site location plan and proposed block plan) received 17 March 2022.

Drawing no. M422/E01 (site location plan and existing block plan) received 17 March 2022.

Drawing no. M422/E02 (existing floor plans) received 15 March 2022.

Drawing no. M422/P02 (proposed floor plans) received 15 March 2022.

Drawing no. M422/P03 (proposed elevations) received 15 March 2022.

Drawing no. M422/E04 (existing elevations) received 15 March 2022.

Relevant Planning History

19990531	Change of use from residential institution (C2) to a single dwelling (C3).	Permitted	07.09.1999
19950165	Application under Regulation 3 for the laying out of 3 no. additional car parking spaces. KCC GRANTED PERMISSION 25.9.1995 (CONDITIONS)	No objection	12.09.1995
19920105	Change of use of dwelling to a short term respite care centre for the mentally handicapped.	Permitted	07.12.1992
19860928	Erection of 2 no two storey detached dwellings each with detached double garage	Permitted	19.01.1987
19860552	Outline application for the erection of 2 no detached dwellings with	Permitted	09.09.1986

detached double garages

There is also outline consent for one new dwelling to the east of no. 1 Foxbury Manor (20211448).

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Design & Development Principles

Paragraph 33 of the National Planning Policy Framework (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) generally conform with the National Planning Policy Framework (2021), the Council will also seek to replace these saved policies via the emerging Local Plan.

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)
- Landscape Character Assessment (2009)

Consultations, Publicity and Representations

KCC Heritage

The site lies within an area of multi-period archaeological potential. However it is considered unlikely that these proposals would have a significant below-ground archaeological impact.

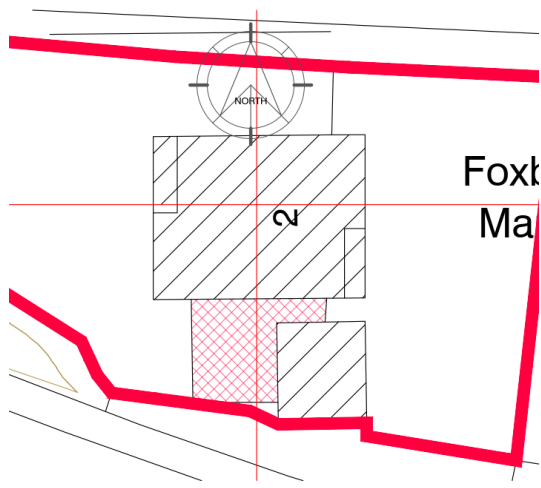
Neighbouring properties

The application was advertised by site notice and an individual letter to one property. No letters of representation have been received and the consultation period expired on 15 April 2022.

Analysis

Proposal

This application seeks planning permission for the erection of a single storey rear extension and conversion of the existing roof space over garage to a habitable space. The single storey extension is located to the south of the dwelling and will join the main dwelling to the existing garage that will also allow the loft space of the roof to be converted:



The proposed extension will project approx. 6.2m to the rear/side and will add approx. 5m depth to the rear of the garage. It will have a flat roof to the rear. Two additional dormers will be located to the front that will be approx. 2.3m wide and 3m high with a pitched roof. The additional space will create a larger kitchen and a fifth bedroom:



Principle

The application site is located within a rural settlement inset from the Green Belt where the principle of development is acceptable provided it meets the criteria of the policies as set out below.

Character and Appearance

The application site is a detached two storey dwelling at the end of a rural lane. The driveway is shared between the two properties located here and they are both similar in appearance. They front the road but take access from the drive. They have a detached garage to the rear/side and dormer windows to the front (north).

Whilst these two properties are similar there is an outline permission for a new dwelling to the east of no. 1 Foxbury Manor (20211448) that will involve the loss of the garage to the rear of this

property. The proposed extensions will alter the property so it is no longer similar to its opposite neighbour, however, due to the extant permission opposite and the location at the end of a rural lane, the properties are not readily visible. The proposed dormers are in keeping with the property in terms of scale and are not dissimilar to those to the north of the dwelling and the rear extension will not be visible from the street.

Landscape Character

The site is located within the Higham Arable Farmlands Landscape Character area. The proposed extension will be within the residential curtilage and located between the house and garage. To the south is the M2 slip road. The proposed development will not be visible from any of the surrounding landscape and therefore complies with Policy CS12 of the Gravesham Local Plan Core Strategy 2014.

The proposed alterations therefore comply with the objectives of Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

Amenity of Future Occupiers

The property sits on a generous plot and therefore sufficient private amenity space will remain for the future occupiers of the dwelling. All habitable rooms have light and ventilation and therefore no concerns are raised.

Neighbouring Amenity

The proposed extension to the rear will be located away from the neighbouring property. No part of the alterations will come closer to no. 1 Foxbury Manor save for the two dormer windows to serve the new bedroom. The new bedroom will overlook the garage roof of this property and therefore no concerns are raised with regards to overlooking. Due to the arrangement of the properties and the distance between them there will be no detrimental impact in terms of loss of outlook, sunlight or daylight. No representations have been received.

The proposed extensions therefore comply with Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021.

Parking and Highways

The proposal retains the existing garage and there is ample off road parking to serve a property of this size. No objections are therefore raised on highways grounds.

Conclusion

The proposed extensions will have no detrimental impact on the character and appearance of the area, amenities, parking or highway safety and therefore accord with the above-mentioned Policies and are recommended for approval.

Recommendation:

Permission

See draft Decision

Case Officer: AW	Team Leader: Miss Faye Hobbs
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Signed: 	Signed: 
Dated: 9 May 2022.	Dated: 10 May 2022

Gravesham Borough Council