



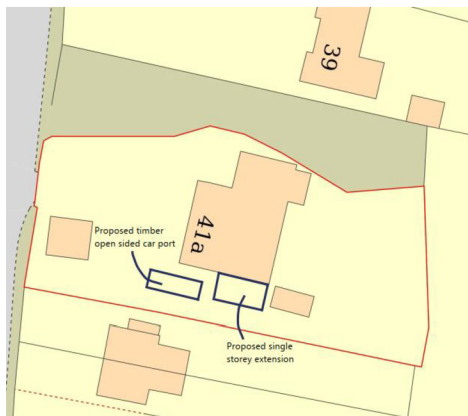
Delegated Report

Householder Planning Application

Application No:	20240953
Location:	41A Forge Lane, Higham, Rochester, Kent, ME3 7AJ
Description:	Demolition of existing side conservatory, chimney stack and flue, and erection of a single storey side extension with roof lantern
Applicant:	Mr J Singh
Site Visit:	09 December 2024

Preliminary Matters

The application original proposed the erection the side extension and a carport to the front (southern) of the property. The carport was considered to be unnecessary, overdevelopment of the site given the two double garages and large driveway, but would also compromise the existing tree line on the southern boundary which are conditioned to be retained under ref. 20211102 and would result in a net loss of biodiversity opportunity.



The agent was contacted regarding this, and the carport has now been removed from the proposal. As such, the description for the application has changed to read as follows:

“Demolition of existing side conservatory, chimney stack and flue, and erection of a single storey side extension with roof lantern.”

Submitted Documents/Plans

- Application Form – dated 18 October 2024;
- Un-numbered Location Plan – Ordnance Survey Site Location Plan (scale – 1:1250);
- Un-numbered Location Plan – Existing Block Plan (scale – 1:500);
- Un-numbered Location Plan – Proposed Block Plan (scale – 1:500);
- Drawing no. SC/24/332-101 – Existing Ground Floor Plan;
- Drawing no. SC/24/332-102 – Existing Elevations;
- Drawing no. SC/24/332-201 – Rev. B – Proposed Ground Floor Plan;

- Drawing no. SC/24/332-202 – Rev. B – Proposed Elevations;
 - Drawing no. SC/24/332-301 – Existing Ground Floor Plan (downtaking);
 - Drawing no. SC/24/332-302 – Existing Elevations (downtaking);
 - Drawing no. SC/24/332-310 – Existing Roof Plan;
 - Drawing no. SC/24/332-311 – Rev. A – Proposed Roof Plan.
- ~~Un-numbered Location Plan – Proposed Block Plan (scale 1:500) – SUPERSEDED;~~
 - ~~Drawing no. SC/24/332-201 – Rev. A – Proposed Ground Floor Plan – SUPERSEDED;~~
 - ~~Drawing no. SC/24/332-202 – Rev. A – Proposed Elevations – SUPERSEDED;~~
 - ~~Drawing no. SC/24/332-311 – Proposed Roof Plan – SUPERSEDED.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20220214	**REVISED DESCRIPTION/PLANS** Retrospective application for retention of a conservatory.	PERMITTED	15.08.2022
20211102	Retrospective application for retention of first floor patio terrace and other associated works	PERMITTED	26.11.2021
20201372	Retrospective application for a garage.	PERMITTED	26.03.2021
20200634	Application for non-material amendment to planning permission reference number 20191183 to allow changes to front elevation at roof level.	PERMITTED NMA	07.08.2020
20191183	Erection of a single storey rear extension, alterations to the roof for an infill extension at first floor on the front elevation with alterations to the front porch.	PERMITTED	06.01.2020
20100705	Erection of single storey side and rear extensions to form bedroom, utility/store room, walk-in wardrobe, ensuite bathroom, enlarged kitchen and enlarged day room.	PERMITTED	20.09.2010
20020693	Erection of two storey extension on east elevation to form a games room/gym and w.c at lower ground floor level with enlarged living room above and erection of a conservatory.	PERMITTED	10.10.2002
20010610	Retention of hard surfacing of the driveway/parking area; Retention of the wooden shed in rear garden.	PERMITTED	19.02.2002
19990244	Erection of detached 5 bedroom dwelling with attached garage and widening of existing vehicular access.	PERMITTED	30.07.1999
19980472	Erection of 2 no. detached four bedroom houses with associated detached double garages and parking and widening of existing vehicular access.	REFUSED	21.09.1998
AP 1998/0002 6/REF		DISMISSED	03.03.1999

Development Plan

Gravesham Local Plan Core Strategy (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

- SPG 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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

External Consultees

Higham Parish Council – As a Parish Council, we feel it is in the best interest of our parishioners to provide comments to the planning application submitted for the above property for the “*Demolition of existing side conservatory and erection of a single storey side extension with roof lantern. Demolition of chimney stack and flue. Erection of a detached car port.*”

Our councillors feel there is a risk of this property becoming overdeveloped and if approved, this could set a precedent to other properties in the village.

Please consider our comments carefully when reviewing this planning application.

Internal Consultees

Local Ward Councillors – No comment received.

Neighbouring properties

Five surrounding properties were consulted and no representations were received. The consultation period expired 15 November 2024.

Officer's Analysis

41A Forge Lane is a two/three storey detached property in use as single dwelling. The dwelling was constructed in the front garden of 41 Forge Lane, resulting in a tandem form of development. The topography of the site increases to the rear with 41 Forge Lane sitting considerably higher than the application site. The topography of the site results in the property having a lower ground floor level to the front, with internal stairs to the ground floor which is level with the rear garden.



The property has been extended numerous times previously. The conservatory on the southern boundary was the latest approval, granted retrospective planning consent in 2022 (ref. 20220214).

Proposed Development

This application proposes the demolition of the existing conservatory and chimney stack on the southern flank elevation, and the erection of a single storey side extension. The side extension would have the following dimensions:

- Depth – 7.5m
- Width – 3.4m
- Height – 3m

The screenshots below show the existing and proposed elevations:



The extension would create space for an enlarged kitchen/living/diner and would contain patio doors on the front elevation and a roof lantern for additional natural light.

Design, Character and Appearance

Policy CS19 (Development and Design Principles) of Gravesham’s Local Plan Core Strategy (2014) states that new development will be visually attractive and locally distinctive, should conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Gravesham’s Design Guidance SPD (2021) sets out key design principles for extensions, which should reflect and respect the original character of the property and respond to its features and should be subservient and subordinate. The SPD continues to address single storey side extensions, stating that they should be constructed behind the main building line, be of minimal height and no greater than half the width of the main dwelling.

The proposed side extension, although larger than the conservatory it will replace, is not excessive in size, height or bulk and will be a subservient addition to the dwelling. It will be constructed using facing brickwork to match the main building and is located to the side with minimal visibility. Therefore, the proposal is considered to be well designed, in accordance with Gravesham’s Design Guidance SPD (2021), Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Given that the property has been extended significantly over and above its original scale, many of which were completed without consent and planning permission was applied for retrospectively. Therefore, it is considered appropriate to remove permitted development rights by way of condition to control any further extensions to safeguard amenity space and restrict overdevelopment of the site.

Amenity of Future Occupiers

Policy CS19 (LPCS) requires that all development should be ‘fit for purpose’ and be ‘adaptable to allow changes to meet the need of users’. The proposed extensions would provide good sized rooms for future occupiers and is in accordance with local residential layout guidelines. Therefore, the development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Neighbouring Amenity

Policy CS19 (LPCS) requires new development to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land and paragraph 135 of the NPPF (2023) requires development to have a high standard of amenity for existing users (in this case surrounding properties).

The development will have no impact on the amenity of surrounding properties in terms privacy, overshadowing, loss of outlook or sense of enclosure. As such, it is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023). No neighbour representations have been received.

In order to safeguard amenity, given the previous alterations to extensions to form roof terraces without planning consent, a condition will be attached to ensure that the roof of the extension shall not be used as a terrace to protect privacy of neighbouring residents.

Parking and Highways

The property benefits from a large driveway and 2no. detached garage with space to accommodate vehicles. The development does not result in any uplift in bedrooms and therefore the property has adequate parking. Therefore, the proposal is in accordance with local and national highway policy.

Any Other Material Planning Considerations

Impact on the Landscape – The property is located within the Higham Arable Farmland 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 proposed side extension would not have any detrimental impact on the landscape, by virtue of its minimal scale and the properties location within the well-developed village boundary of Higham.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy.

The proposed side extension is not excessive in size or bulk, is a subservient addition and is not visible from public vantage points. The extension will safeguard future occupier and neighbour amenity, not impact on the highway network or the Higham Arable Farmlands Landscape Character Area.

Therefore, it is recommended that planning permission is granted subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Mrs Faye Walsh
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Signed:		Signed:	
Dated:	10 th December 2024	Dated:	12 December 2024