

Delegated Report

Householder Planning Application

Planning Application No: 20230306

Location: 3 Reynolds Fields Higham Rochester Kent

Description: Erection of a rear single storey pitched roof extension with Velux windows

Applicant: Mrs Hannah Calver

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 28/03/2023;
Drawing number 2305-08 (Block Plan – Proposed);
Drawing number 2305-07 (Block Plan – Existing with OS Plan);
Drawing number 2305-01A (Front Elevation – Existing);
Drawing number 2305-01B (Rear Elevation – Existing);
Drawing number 2305-02 (Ground Floor and First Floor Plan – Existing);
Drawing number 2305-03 (Section AA – Existing);
Drawing number 2305-04 (Ground Floor and First Floor Plan – Proposed);
Drawing number 2305-05A (Front Elevation – Proposed);
Drawing number 2305-05B (Rear Elevation – Proposed);
Drawing number 2305-06 (Section BB – Proposed); and
Supplementary Information – Photos - Received 29/03/2023

Relevant Planning History

Reference	Description	Decision	Decision Date
19750398	Erection of 72 two storey four person dwellings and garages	Permitted	08.07.1975

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 (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

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

Ward Councillors – No response

Parish Councillors – No response

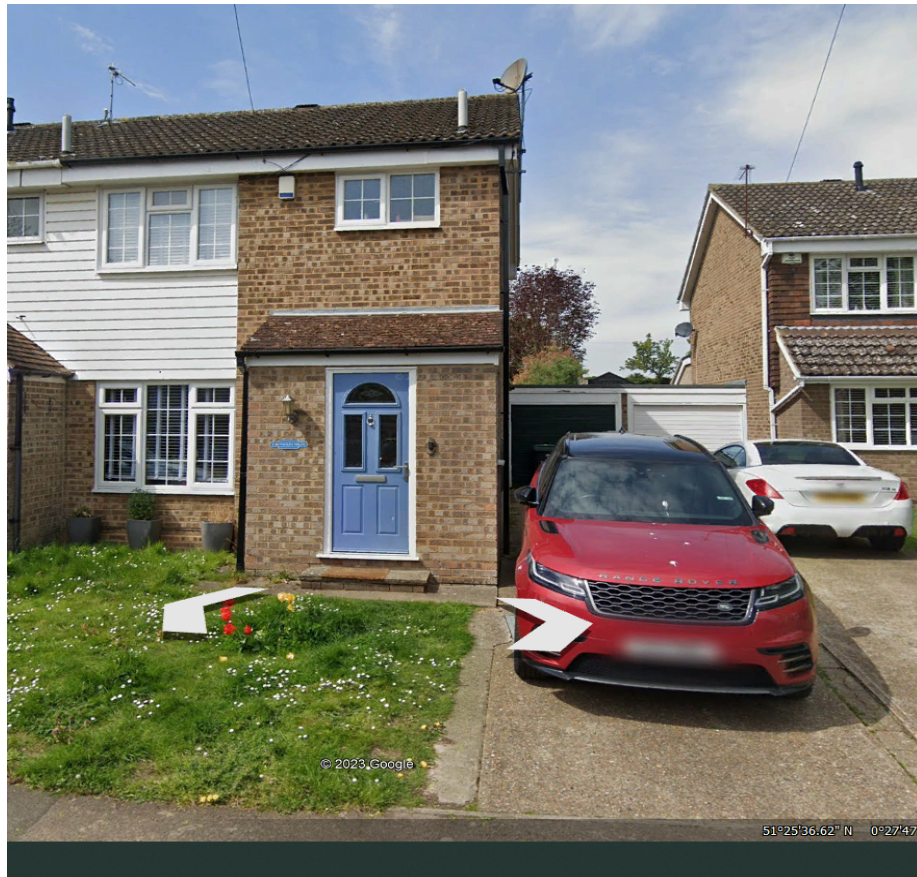
Neighbouring properties

Two surrounding properties were consulted, and a site notice was displayed on the 18.04.2023. No responses were received, and the consultation period ended on the 12th May 2023.

Officer's Analysis

Design, Character and Appearance

3 Reynolds Fields is a two storey semi detached dwellinghouse located on the western side of the highway. The property has a driveway and garage to the side to provide off road parking for at least two cars.



The application proposes the erection of a rear single storey pitched roof extension with Velux windows.

The extension will have a pitched roof at a height of 3.3m and a width of 5.24m. It will extend beyond the rear wall by 4m. The proposal will be adjacent to the existing garage and will extend approx. 3.05m along the garage wall boundary. The existing access door to the garage from the rear garden will be repositioned to accommodate the extension.

The extension will create space for a new open kitchen / dining area with utility and downstairs WC. There will be two roof light windows and bifold doors leading to the rear garden. There will be a window to the northern flank elevation serving the WC which will be conditioned to be obscure glazed to Pilkington Level 3 or above. It will be constructed using matching materials to the main dwelling with a brick finish.

The development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application 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) (2021).

Amenity of Future Occupiers

The development will safeguard the amenity of future occupiers. The garden area complies with the recommendations within Gravesham's Residential Layout Guidelines (RLG) (2020) with a depth of 30.6m and an area of 215.82m². As such, the extension is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Furthermore, all rooms provided accord with those set out in the RLG. Therefore, the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

As such, the proposed development is considered to safeguard the amenity of future occupiers in

accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Neighbouring Amenity

Due to the presence of rear conservatory to the adjacent dwelling known as 1 Reynolds Fields and garage to neighbouring property 5 Reynolds Fields, and the modest height of the proposed extension, the development will not have any detrimental impact on this property in terms of loss of light, overlooking, outlook or sense of enclosure.

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 (2021).

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 single storey rear extension 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.

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The extension 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:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	5 th June 2023	Dated:	6th June 2023