

Delegated Report

Householder Planning Application

Planning Application No: 20211468

Location: 2 Copperfield Crescent Higham Rochester Kent

Description: Erection of a single storey rear extension and conversion of garage into habitable room and store.

Applicant: Miss Davis

Site Visit Date: 03/12/2021

Submitted Documents/Plans

- Application Form Received 02/12/2021;
- Drawing No: 01 (Existing Plans & Elevations) Received 30/11/2021;
- Drawing No: 02 (Proposed Plans & Elevations) Received 30/11/2021;
- Drawing No: 03 (Site Location Map) Received 30/11/2021; and
- Drawing No: 04 (Existing & Proposed Block Plans) Received 30/11/2021.

Relevant Planning History

No relevant Planning History

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

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

- P3 – Vehicle Parking Standards
- C13 - Extensions to Dwellings in the Countryside

Paragraph 33 of the NPPF (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) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places
- Section 13 – Protecting Green Belt Land
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Higham Parish Council

No comments received.

KCC - Heritage

No comments received.

GBC – Highways Officer

The Highways Officer's comments state:

"This proposal results in the loss of a garage and would leave the property potentially short of a parking space.

To be acceptable the drive would need to be a minimum of 10 metres long to accommodate two parking spaces, but this increases to 11 metres if the drive is in front of a door to provide access to that door. The drive is shown as only 9.25 metres long.

The solution would be for a double width drive to be constructed in a bound but porous material with a double width crossover. The additional area required for the drive would be a minimum depth of 5 metres with a minimum width of 2.5 metres.

It is suggested that as part of this development the applicant considers installing the cables to support a future electric vehicle charging point"

Neighbouring properties

The application was advertised by way of site notice and letters to four surrounding properties. The consultation period expired on 31st December 2021 and no comments were received.

Analysis

Proposal

The application seeks the erection of a single storey part width extension to allow for the creation of an enlarged kitchen area. The extension will project approx. 2.9m and will be built in line with an existing rear projection. The extension will span approx. 3.7m and will have an overall height of approx. 1.8m. It will include a door in the side elevation, a window in the rear elevation and a roof lantern.

To the front of the property the existing integral garage will be converted into a store and utility room. This element of the proposal will retain the existing garage front and will only result in internal alterations.

Green Belt

The application site is located in the Green Belt and as such, Policy CS02 of the Gravesham Local Plan Core Strategy September 2014 is relevant. Policy CS02 prioritises development in the urban area as a sustainable location for development. In the rural area it states that development will be supported within rural settlements that are inset from the Green Belt and defined on the Policies Map. Development outside those settlements (which is the case here), will only be supported where it is compatible with national policies for protecting the Green Belt and policies in the Local Plan Core Strategy.

The principle issues in the determination of this application are;

- Is the proposed development appropriate in the Green Belt?
- Effect on the openness of the Green Belt
- Effect on the character and appearance of the area - including landscape character
- Other matters
- Very special circumstances

The NPPF regards the construction of new development as inappropriate in the Green Belt (para 149) but there are exceptions to this which include the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

The term "original building" is defined in the NPPF as "a building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally".

The approximate calculations of the original property compared to the proposals in relation to saved Policy C13 (GLPFR) are as follows:-

Original dwelling:	Original ground Floor Space = 92.9m ²
	One third Allowance = 30.6m ² (33%)

Proposed dwelling:	Ground floor additional space = <u>11.14m²</u>
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It is therefore evident that the increase in floor area would be below the one third limit prescribed by Saved Policy C13 (GLPFR). The application only seeks to add a modest rear extension and internal alterations which would see some of the garage space used as storage and a utility area.

Impact on openness and the purposes of the Green Belt

Having determined that the proposal is an appropriate development in the Green Belt, it is necessary to assess the effect on the openness and the purposes of including land in the Green Belt. The NPPF (2021) notes that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and permanence.

The proposed extension is fairly modest and is not liable to impact the openness of the greenbelt. The proposal does not add excessive bulk and as a result, it is considered that the proposal does not cause material harm to the openness of the Green Belt and or represent encroachment into the countryside.

The proposed extension is not excessive in size and is considered to be of a proportionate size in comparison to the host dwelling. As such the proposal is considered acceptable and complies with Policy CS02 of the Gravesham Local Plan Core Strategy September 2014, Saved Policy C13 (GLPFR) and Section 13 of the NPPF (2021).

Impact on Landscape

Section 15 of the NPPF (2021) highlights the importance of conserving and enhancing the natural environment, one aspect of which is the protection and enhancement of valued landscapes. Policy CS12 (LPCS) states that the overall landscape character and valued landscapes within the Borough will be conserved, restored and enhanced and that proposals will take account of the Gravesham Landscape Character Assessment.

In light of other similar developments within the area, it is not considered that the proposed development would adversely impact on the Shorne Woodland Landscape Character Area.

Character and Appearance

2 Copperfield Close is a detached two storey property in use as a single dwelling situated in the Green Belt. The topography of the land increases from the front of the site to the rear with the rear garden backing onto Gravesend Road. The property has an attached garage to the side with hardstanding and parking to the front.

The proposed single storey rear extension is minimal in terms of height and scale and is not liable to impact the streetscene as it is not visible from a public vantage point. The proposal is sympathetically designed with materials to match the host dwelling. The proposed conversion of the garage will not impact the streetscene as the front elevation will remain unchanged with the alterations taking place internally.

The proposed development is compliant with Policy CS19 of the Gravesham Local Plan Core Strategy September 2014.

Amenity of Future Occupiers

Post development the garden will retain in excess of 184sqm of space which is above the preferred standards as set in SPG2 Residential Layout Guidelines (2020) and so the proposal is deemed to adequately safeguard the amenity of future occupiers.

Neighbouring Amenity

The proposal is not liable to harm the amenity of neighbouring properties due to the scale and location of the development and so the proposal is considered to adequately safeguard the amenity of neighbouring properties, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 in respect of the living conditions for neighbouring properties.

Parking and Highways

Under the adopted standards in SPG 4 - KCC Parking Standards (2006) a parking space should be 5m deep x 2.5m wide, and a preferred garage space for a single car should be 5.5m x 3.6m. The garage internally is a minimum of 4.3m by 2.7m. Therefore the existing garage space would not be fit for purpose necessarily to accommodate a modern day car and would therefore not probably be used other than for domestic storage.

Notwithstanding the concerns of the GBC Highways Development Management Officer about loss of parking, it is not considered that the loss of the garage would justify refusal of the whole scheme or that such refusal could necessarily be defended on appeal. The one useable on site parking space would still remain and there appears to be scope for additional on site parking.

The existing hardstanding to the front of the garage provides off road parking for two vehicles and as mentioned above, the existing garage is of sub-standard which does not accord with the KCC Parking Standards. As such, it is considered that the loss of the garage would not be detrimental due to the retained off road parking provision to the front. As such, it is considered that the proposal would accord

with Policy CS11 of the Gravesham Local Plan Core Strategy September 2014.

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	24 th January 2022	Dated:	24 January 2022