

Delegated Report

Householder Planning Application

Planning Application No: 20221115

Location: 14 Martins Close Higham Rochester Kent

Description: Removal of garage and erection of single storey side and rear extension.

Applicant: Adrian Austin

Site Visit Date: 12th October 2022

Submitted Documents/Plans

- Application form
- Drawing 01 (Existing and Proposed Elevations, Site Location Map, Existing and Proposed Block Plans)
- Drawing 02 (Existing and Proposed Elevations, Roof Plans and Floor Plans)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20220829	Removal of garage and erection of single storey side and rear extension	Refused	13.10.2022

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- 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

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

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

Consultations, Publicity and Representations

Higham Parish Council

No comments received.

Conservation Officer

No comments received.

Natural England

“Having considered the proposed mitigation and avoidance measures to be provided in-perpetuity through the secured contribution to the Bird Wise scheme, Gravesham Borough Council concludes that with mitigation, the plan or project will have no adverse affect on the integrity of the European Protected Site(s).

Having made this Appropriate Assessment of the implications of the plan or project for the site(s) in view of that site’s conservation objectives, having consulted Natural England and fully considered any representation received (see below), Gravesham Borough Council may now agree to the plan or project under Regulation 63 of the Conservation of Habitats and Species Regulations 2017”

Local Ward Councillors

No comments received.

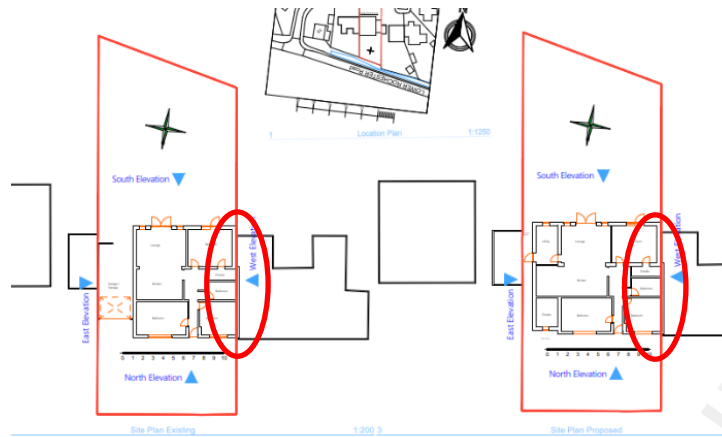
Neighbouring properties

The application was advertised by way of letter to 5 surrounding properties. The consultation period expired on 29th November 2022 and one supporting comment was received.

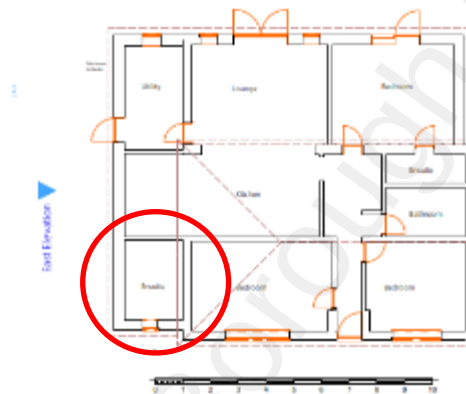
Analysis

Procedural Matters

It is noted that on Drawing 01 the existing and proposed block plans show some of the existing development outside of the boundary line, however this is not considered to be encroachment nor impact the decision making process as it relates to an existing part of the house which will not be changed.



The proposed floor plans also show the ensuite room as having no access door and enclosed, again this is deemed an error.



Background

The existing proposal is a reworking of 20220829 which sought the removal of the garage and erection of single storey side and rear extension front, a new pedestrian access and demolition of the shed.

This application was refused on the following grounds:

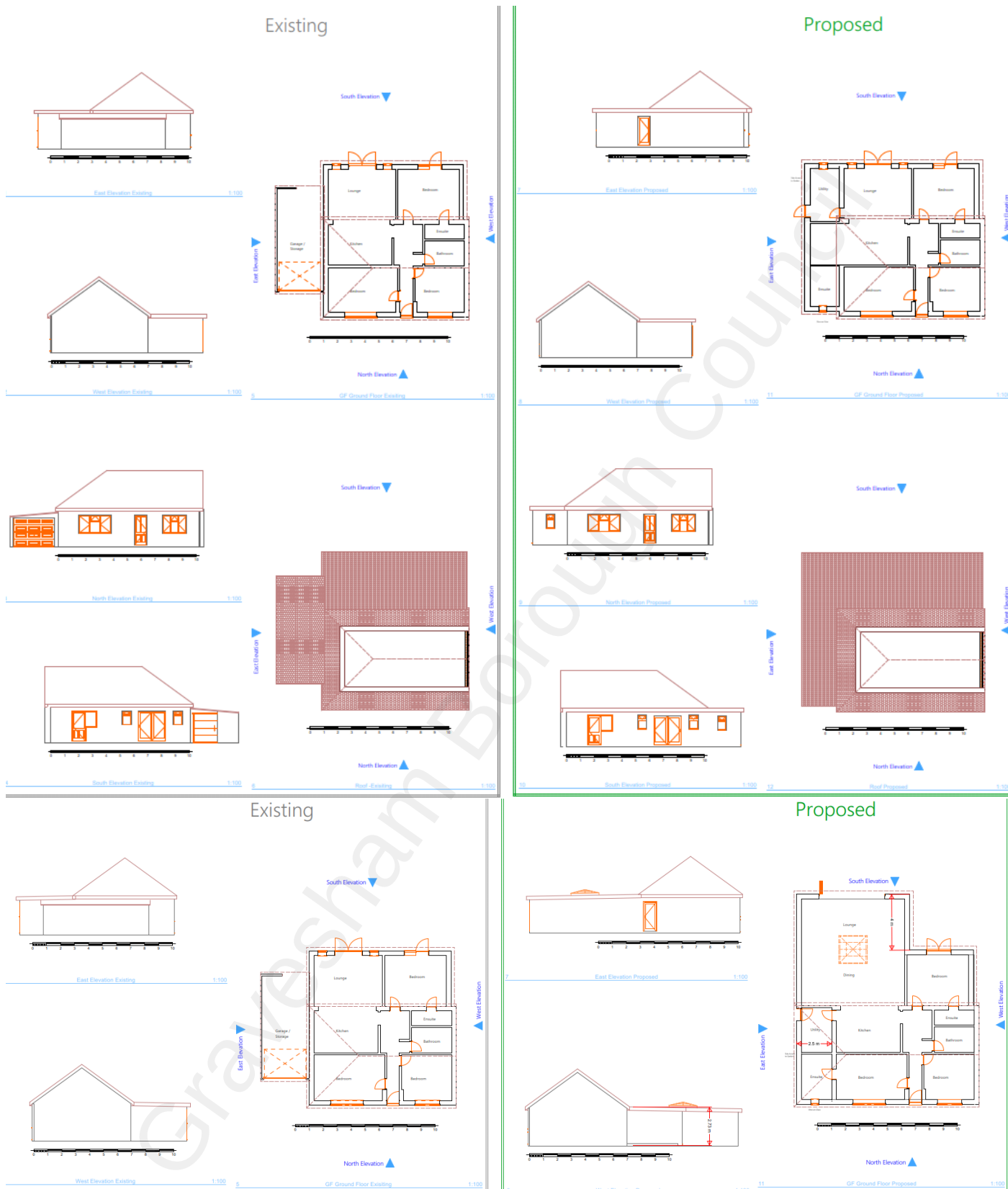
The proposed extensions fail to constitute good design, lack of subservience and are an out of scale addition to the host dwelling which is harmful to the character and appearance of the original dwelling. The proposal therefore fails to comply with CS19 of the Local Plan Core Strategy 2014, SPD4 - Householder Extensions/Alterations Design Guide (2021), and Para 130 of the National Planning Policy Framework 2021.

Proposal

The proposal seeks the removal of the existing garage and the erection of single storey side and rear extension.

The single storey rear extension will infill a small area and will be built in line with the existing single storey rear extension. It will be finished with a flat roof which will have the same roof height and form as the existing single storey rear extension.

The extension to the rear will only have the addition of a window in the rear elevation to serve a new utility room. To the side of the house the extension will project approx 2.4m and will be set back from the front elevation, it will have a depth of approx 7. And will follow the existing roof form of the single storey rear extension which is a flat roof which is approx 2.8m high.



The extensions will allow for the creation of an ensuite for an existing bedroom, a utility room and a larger living space. The extensions will be constructed using materials to match the existing house.

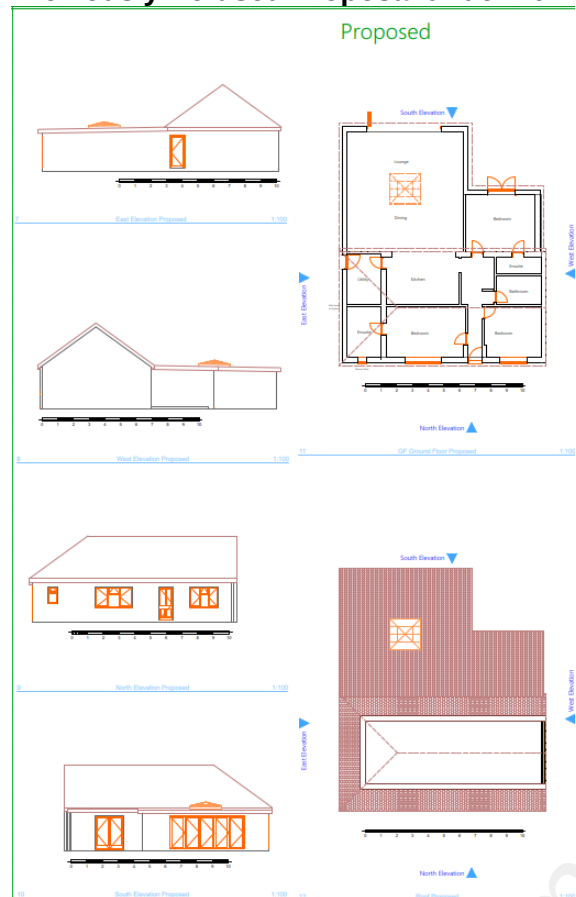
Character and Appearance

The application site is a semi detached bungalow situated in a rural settlement which is inset from the

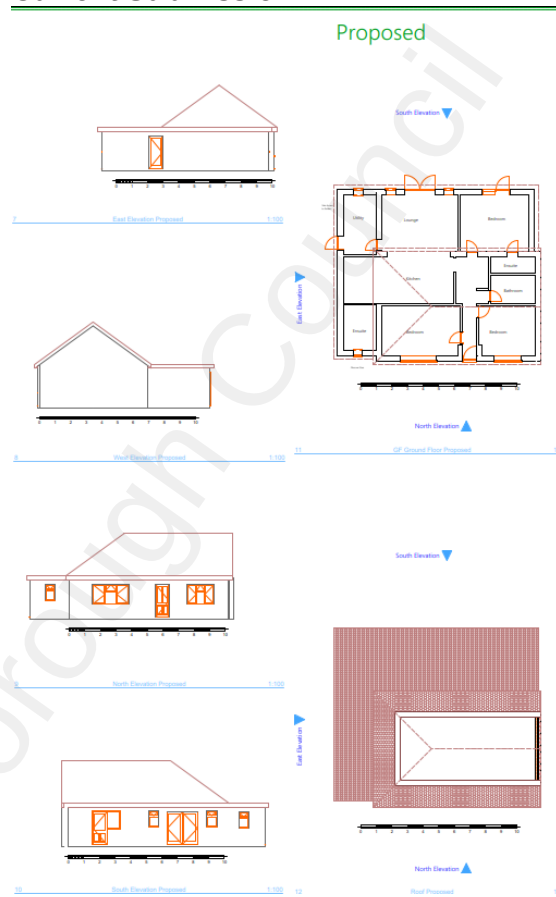
greenbelt. The site has been extended previously to the rear by way of a 4m extension which was constructed under prior approval consent.

Below is a comparison of the current and previously refused application.

Previously Refused Proposal under 20220829



Current Submission



As can be seen from above the proposal has been significantly scaled back. The dwelling has been previously extended by way of single storey extension which was granted under 20171124. The single storey rear extension increased the house's footprint from 70sqm to approx. 112sqm. The current submission would see the houses footprint increase to approx 138sqm.

SPD4 - Householder Extensions/Alterations Design Guide (2021) states that an extension should be of an appropriate scale and should not dominate the original dwelling. Whilst the existing proposal would almost double the footprint of the original house, on balance the proposal is not deemed excessive to a point where a refusal can be justified. The proposed extensions are fairly small scale additions which do not materially harm the character of the host dwelling and surrounding area.

The extension is designed with a set back from the front elevation which is compliant with the requirements of the Council's design guidance and addresses the previous refusal which stated the extension lacked subservience. The revised roof form is also acceptable and does not appear bulky or overbearing.

It is considered that the current proposal addresses the previous reasons for refusal and whilst the incremental increase is above what is preferred, on balance a refusal on this basis is not considered to be justified should this application result in an appeal.

Amenity of Future Occupiers

In terms of amenity there will be sufficient garden space (approx 220sqm) and appropriately sized

bedrooms and so the proposal is deemed compliant with SPG2 Residential Layout Guidelines 2020.

Neighbouring Amenity

The proposal is not liable to harm the amenity of the adjoining part of the semi as the main part of the extension is situated to the east, therefore the amenity of the adjoining property is safeguarded.

The neighbouring property known as no. 13 Martins Close is not liable to suffer from any impact in terms of light and outlook due to the positioning and spacing between the properties. In terms of privacy, there is a door serving the utility room proposed in the eastern flank, however given the nature of the room it serves it is not considered to harm the privacy of this property. Furthermore it should be noted that the application site is situated on land which slopes towards the west and it therefore lower than the neighbouring property.

The proposal is considered to adequately safeguard the amenity of neighbouring properties and is compliant with CS19 of the Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines (2020).

Parking and Highways

The proposal will result in the loss of an off road parking space in the form of a garage, however there is still an off road parking space available to the front as well as some on street parking.

It is considered that a requirement to accommodate an additional parking space to replace the one lost to development would result in a loss of the soft landscaping in the front garden and so on balance the proposal is acceptable.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within the Higham Arable Farmlands Character Area, as set out in the Council's Landscape Character Assessment document.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that this development would not be detrimental to the Higham Arable Farmlands Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

The proposed extensions are deemed acceptable and meet the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 - Householder Extensions/Alterations Design Guide (2021).

Permission is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	2 nd December 2022	Dated:	2 nd December 2022

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Gravesham Borough Council