

Delegated Report

Householder Planning Application

Planning Application No: 20240919

Location: 4 Norah Lane Higham Rochester Kent

Description: Enlargement of front dormer.

Applicant: Mr Stephen Price

Site Visit Date: 28th May 2024

Submitted Documents/Plans

- Application Form
- Site Location Map
- Proposed Block Plan
- Existing Block Plan
- Drawing No: 3/94/1 (Existing Floor Plans)
- Drawing No: 3/94/2 (Existing Elevations)
- Drawing No: 3/94/5 (Existing/Proposed Roof Plans)
- Drawing No: 3/94/3 (Existing/Proposed Floor Plans)
- Drawing No: 3/94/4 (Proposed Elevations)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20240338	Erection of a single storey front extension and enlargement of first floor dormer with the installation of a window in the first floor flank elevation.	Refused	06.06.2024
19780809	Erection of an extension at first floor level for a bedroom and bathroom at the rear	Permitted	19.12.1978

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

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Higham Parish Council

No comments received.

Neighbouring properties

The application was advertised by way of letters to 3 surrounding properties. The consultation period expired on 19.11.2024 and no comments were received.

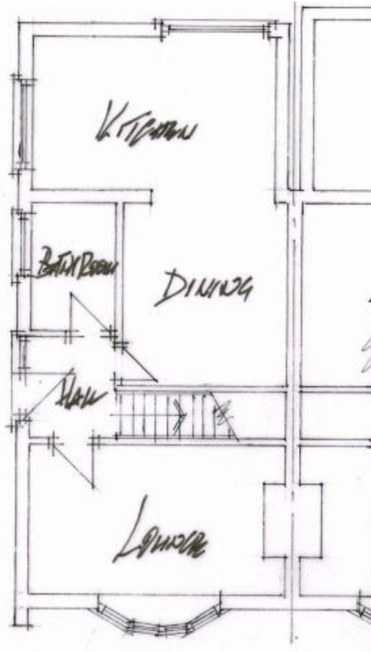
Analysis

Proposal

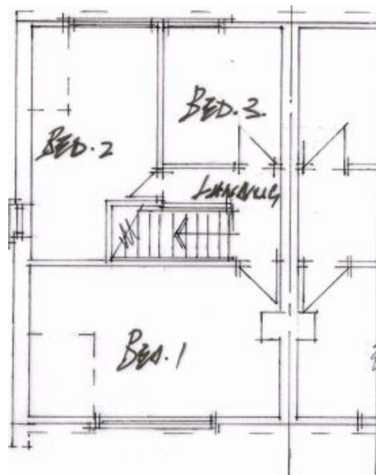
The proposal seeks the enlargement of an existing front dormer.

Existing

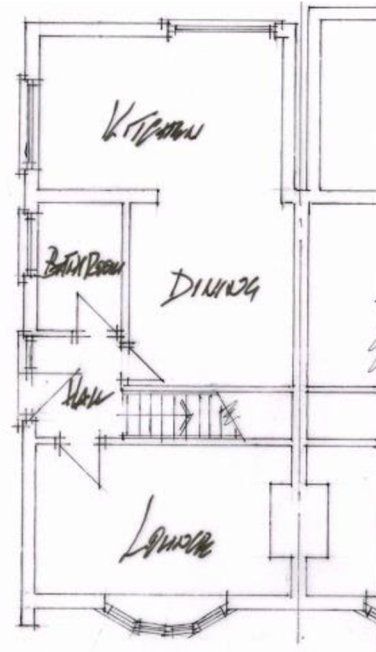
Proposed



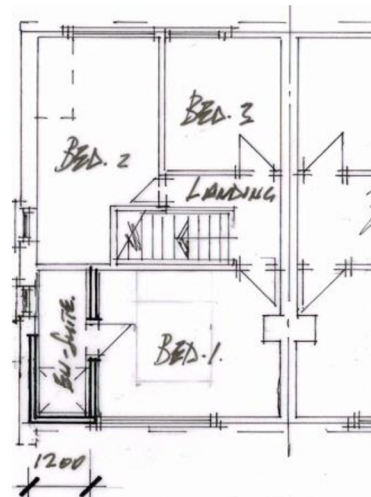
EXISTING GROUND FLOOR



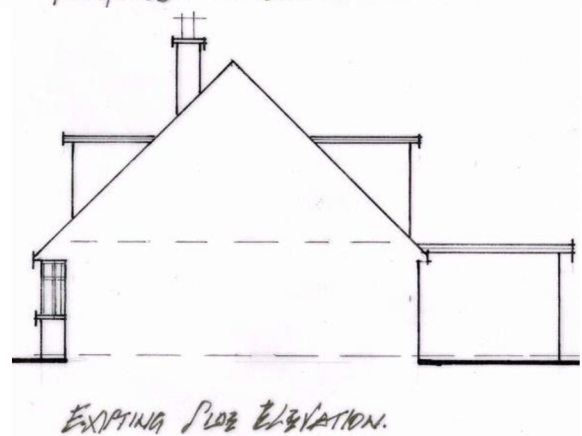
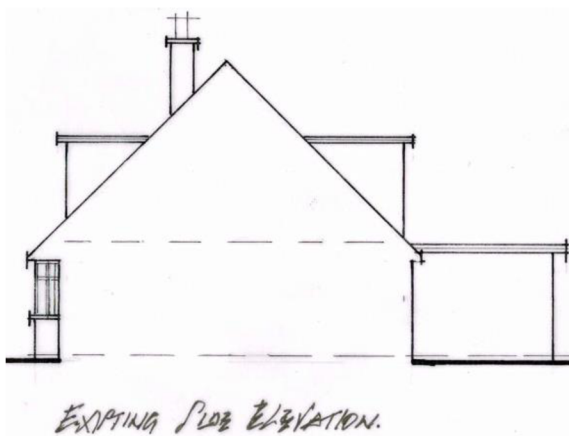
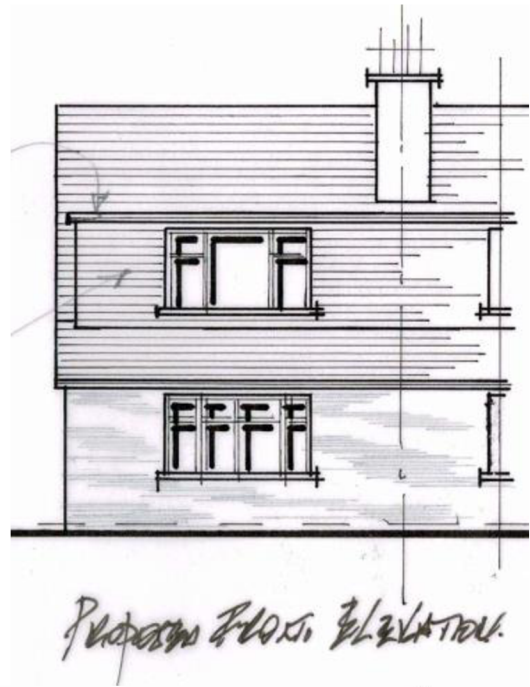
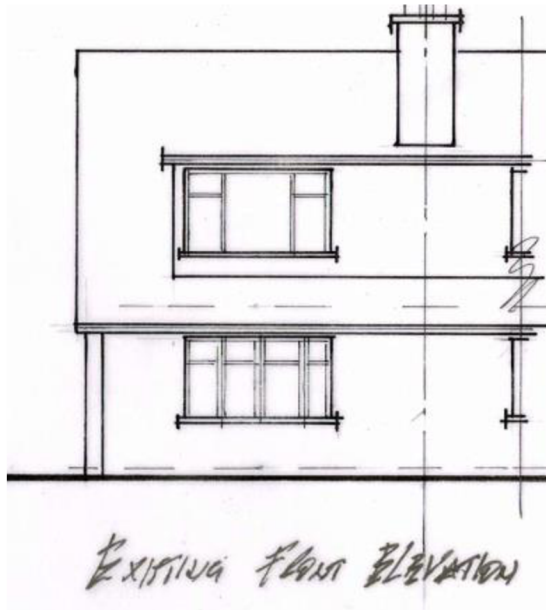
EXISTING FIRST FLOOR

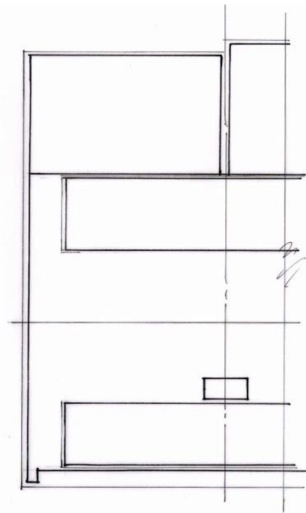


EXISTING GROUND FLOOR

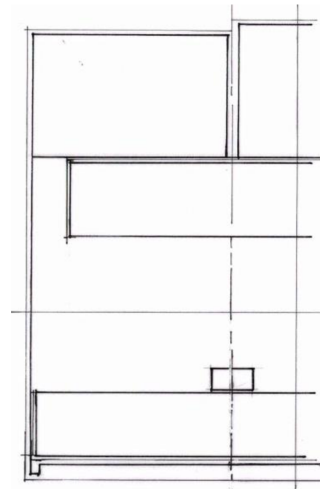


PROPOSED FIRST FLOOR

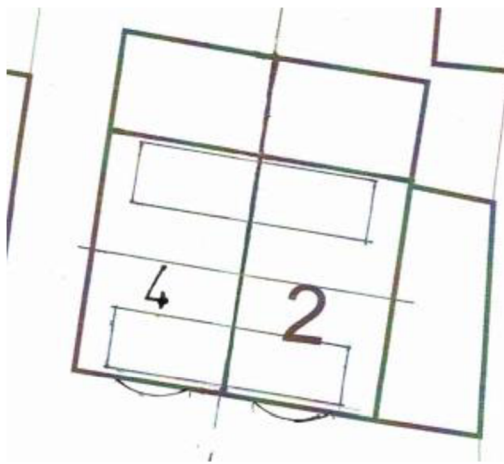




Existing Roof Plan



Proposed Roof Plan

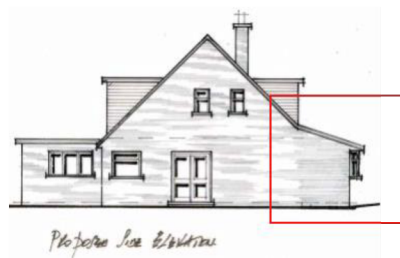


Background

This application is a resubmission of 20240338 which sought the erection of a single storey front extension and enlargement of the first floor dormer. The application was refused on the below ground:

The proposed front extension will have an unbalancing effect on the semi and will disrupt the established building line which would harm the character and appearance of host site and surrounding area. The proposal fails to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 135 of the National Planning Policy Framework (2023) and SPD4 - Householder Extensions/Alterations Design Guide (2021).

The current application has changed to remove the front extension and so it is important to ascertain whether the amendments have overcome the previous reason for refusal.



Proposed Side Elevation

Character and Appearance

The application site is a semi detached chalet style bungalow in use as a single family dwelling. The site is situated in a landscape character area and a rural settlement which is inset from the greenbelt within the parish of Higham.

The application property is situated on the northern side of Norah Lane which comprises semi detached bungalows with flat roof dormers in the principle elevation of the properties. It is evident that extensions to front dormers are not uncommon in Norah Lane as can be seen from the below images:



It is considered that the enlargement of the dormer would not have a detrimental impact on the wider character of the area and therefore the proposal is deemed compliant with the requirements of CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

The proposal will result in a light reduction to the existing principal bedroom, however post development the bedroom will still comply with the Nationally Described Space Standards and so the proposal is considered to safeguard the amenity of future occupants.

Neighbouring Amenity

The dormer enlargement will serve an ensuite and will include a window opening in the flank elevation of the property. Whilst there are no concerns relating to a loss of light or outlook resulting from the development, it is necessary to impose a condition which will ensure the proposed window in the flank elevation is obscure glazed and top hung.

The proposal is considered to safeguard the amenity of neighbouring properties in line with the requirements of SPG2 – Residential Layout Guidelines 2020.

Parking and Highways

The proposal will not impact existing parking arrangements and so an assessment of parking and highways is not required.

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 development is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	16/12/2024	Dated:	16th December 2024