

Delegated Report

Householder Planning Application

Planning Application No: 20241021

Location: 8 Fairview Drive Higham Rochester Kent

Description: Erection of first floor side extension and ground floor front extension.

Applicant: Mr Marc Norman

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

Application Form Dated 11/11/2024;
Supplementary Information – Photo of Rear Elevation;
Supplementary Information – Photo of Front / Side Elevation;
Drawing Number FD/01 (Site Location Plan with Block Plan – Existing and Proposed);
Drawing Number FD/02 (Ground Floor Plan – Existing);
Drawing Number FD/03 (First Floor Plan – Existing);
Drawing Number FD/04 (Front and Rear Elevations – Existing);
Drawing Number FD/05 (Cross Section – Existing);
Drawing Number FD/06 (Side Elevation – Existing);
Drawing Number FD/07 (Ground Floor Plan – Proposed);
Drawing Number FD/08 (First Floor Plan – Proposed);
Drawing Number FD/09 (Front and Rear Elevations – Proposed);
Drawing Number FD/10 (North Side Elevations – Proposed);
Drawing Number FD/11 (Cross Section AA - Proposed); and
Drawing Number FD/12 (South Side Elevation and Section BB – Proposed).

Relevant Planning History

No relevant history

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

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed 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

Consultees

Ward Councillors – No comments received

Higham Parish Council - As a Parish Council, we feel it is in the best interest of our parishioners to object to the planning application submitted for the above property for the "Erection of first floor side extension and ground floor front extension."

Our councillors would like to object to this planning application because they feel the proposed plans for the extension are not within keeping of the character of properties in this road and if approved, would negatively affect the street scene.

Please consider our objection carefully when reviewing this planning application.

Neighbouring properties

9 surrounding properties were consulted and no responses were received. The consultation period ended on 4th December 2024.

Officer's Analysis

Design, Character and Appearance

8 Fairview Drive is a semi-detached dwellinghouse located to the Northern side of the highway. The property is hardstanding to the frontage for off road vehicular parking with a garage to the side.



The application proposes the erection of a first floor side extension and a ground floor front extension.

The ground floor front extension would have a shallow pitched roof with a height of 3.7m and an eaves height of 2.5m. It will project 2.3m from the front elevation with a width of 8.2m, 3m of which will consist of an open porch with pillar. The front extension would create space for a larger living area and proposes a window to the front elevation. It would be constructed with a brick finish and white uPVC window to match existing.

There is an existing extension to the attached neighbouring property known as 6 Fairview Drive. The proposed front extension looks to following this building line and as such is not considered to be detrimental to the existing semi-detached properties or the wider street scene and is therefore 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) (2024).

The first floor side extension would have a pitched roof at a height of 7.58m. The extension would project 2.88m from the flank elevation. There are existing dormers set in the original roof slopes. The current application looks to increase the existing dormers to span across the proposed extension, measuring 7.9m in width.

The extension will create space for internal alterations for a fourth bedroom. There will be a window the front and rear dormer. It will be constructed with hanging tiles and uPVC windows.

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area.

Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.*

Whilst the principal of a first floor extension to the property could be acceptable, the roof of the proposed first floor extension has not been set down from the roof of the main dwelling and as such is not considered to be subservient or to respect the host dwelling:

Proposed Front Elevation



Furthermore, the application site is a semi-detached dwelling which is relatively well balanced with the adjoining property. The dormers to the existing roof slopes are adjoined and symmetrical in width. The application looks to increase the width of the existing dormers to 8 Fairview Drive, from 3.9m to the front and 4.5m to the rear to 7.9m to both front and rear, which would unbalance the existing roof slopes as shown below:

Existing Front Dormers	Proposed Front Elevation
	

The proposed dormer is considered to be excessive in width and would create an unbalanced building form to the pair of semi-detached properties which is worsened by the insufficient step down of the proposed roof height and would therefore be detrimental to the semi-detached dwellings and the wider street scene.

Overall, the first floor side extension cannot be considered to be subservient or sympathetic to the existing character of the dwelling and would not integrate well within the surrounding area. Therefore, the proposal is contrary to 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) (2024).

Amenity of Future Occupiers

The application looks to increase the number of bedrooms at the property from three to four. Post development, the remaining garden size would measure at an area of 173.63msq and a minimum depth of 19.46m and is therefore considered to be acceptable and in accordance with Gravesham's Recommended

layout guidelines. Furthermore, all proposed room sizes are also comply with the current guidelines.

As such, the proposed development is considered to safeguard the amenity of future occupiers 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) (2024).

Neighbouring Amenity

The proposal would not affect neighbouring amenity in terms of loss of light, outlook or cause a sense of enclosure.

Whilst the application introduces a habitable window to the first floor front and rear dormers, these are not considered to have any more impact than the habitable windows to the existing dormer. As such, there are no concerns with the impact on privacy.

The application is therefore considered to safeguard the amenity of neighbouring properties 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) (2024).

Parking and Highways

The application introduces a fourth bedroom to the property, however there is sufficient off road parking at the property to accommodate for the increase in bedrooms and as such there are no highways or parking concerns related to the application.

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 development 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.

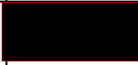
Conclusion

The proposal, by virtue of the insufficient step down from the existing roof and the excessive width of the proposed dormers is considered to be a detrimental form of development which is harmful to the character of the host dwelling and also to the wider street scene. As such, the application is considered to be contrary to Gravesham's Design Guidance SPD (2021), Policy CS19 (Development and Design Principles) of The Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework (2024).

Recommendation

Refusal

(For detailed reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	16th December 2024	Dated:	16th December 2024