



Delegated Report

Householder Planning Application

Planning Application No: 20230888

Location: 27 The Braes Higham Rochester Kent

Description: Erection of a two storey side extension, a front porch with conversion of the garage into habitable rooms.

Applicant: Mrs M Falope

Site Visit Date: 27/03/2023

Submitted Documents/Plans

Application Form
Site Location Plan
23044MF-PP-05 – Existing Block Plan
23044MF-PP-06 – Proposed Block Plan
23044MF-PP-01-EP-A1 – Existing Plans
23044MF-PP-02-EE-A1 – Existing Elevations
23044MF-PP-03-PP-A1 – Proposed Plans
23044MF-PP-04-PE-A1 – Proposed Elevations

Relevant Planning History

Reference	Description	Decision	Decision Date
20230574	Erection of a two storey side extension, conversion of the garage into a habitable room and widening of the existing crossover.	Refused	11.07.2023
20230132	Erection of two storey side extension and garage conversion with widening of the crossover.	Refused	13.04.2023
19860133	Erection of three storey side extension to form games room at lower ground floor level double garage breakfast room utility room and balcony at ground floor level with lounge and ensuite bathroom at first floor level.	Permitted	28.04.1986
19850302	Erection of 3 no detached two storey dwellings with integral garages.	Permitted	20.05.1985
19840605	Construction of dormer extension in front and rear roof slopes to form two bedrooms with en suite bathrooms.	Permitted	28.09.1984

19840086	Detailed application for the erection of 3 detached houses with integral garages.	Permitted	28.06.1984
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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 (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving sustainable development and well-designed places
- Section 15 – Conserving and Enhancing the Natural Environment

Supplementary Planning Guidance

- SPG2 - 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 comments received.

Higham Parish Council: No comments received.

GBC Highways:

I have no objections as the driveway can provide parking for two cars. However, as the property will have 6 bedrooms, suitable provision should be made for the secure parking of 6 cycles as currently cycles could be stored in the garage.

KCC Highways:

Referring to the above description, it would appear that this development proposal does not meet the criteria to warrant involvement from the Highway Authority in accordance with the current consultation protocol arrangements. If there are any material highway safety concerns that you consider should be brought to the attention of the HA, then please contact us again with your specific concerns for our consideration.

Southern Gas: No comments received.

Neighbouring properties

The final date to submit comments ended on 15th September 2023.

7no. surrounding properties were consulted, and no comments were received.

Officer's Analysis

Principle of Development

This application is located in a Rural Settlement inset from the Green Belt, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development.

However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers and Residential Amenity of neighbours.

It should also be noted that this scheme is an alternative proposal to that previously refused under planning reference 20230132 for 'Erection of two storey side extension and garage conversion with widening of the crossover.' and 20230574 for 'Erection of a two storey side extension, conversion of the garage into a habitable room and widening of the existing crossover.'

The reason for refusal on that latest decision are as follows:

- 1. The proposed development by reason of its scale and poor design layout would result in significant harm to the character of this area and would as a result fail to comply with the requirements of the Householder Alterations/Extensions Guide, Policy CS19 (Development and Design Principles) of the Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework (2021) in terms of design, character and appearance.*

Given the similarity between the refused scheme and the one being considered, it would be necessary to consider whether the changes made would overcome these refusal reason alongside consideration of all other material planning matters.

The main changes made from the previous scheme are:

- First floor extension reduced in width by 1 metre.
- No changes to driveway now proposed.
- Addition of window to first floor side elevation serving bathroom.
- Cycle Store no longer included in rear garden.
- Changes to the proposed internal layout

Where necessary this assessment may repeat that previously made for consistency and clarity. However,

the focus of this assessment will be the impact of the changes from the previous scheme.

Design, Character and Appearance

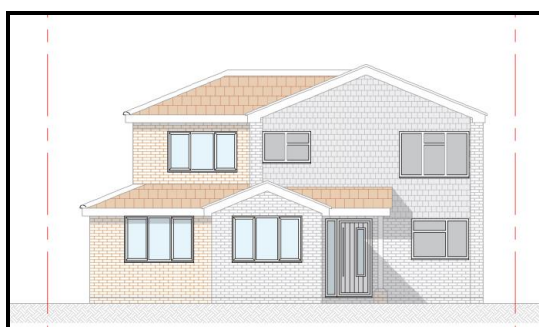
This application relates to a detached two-storey dwellinghouse. On this side of the street the dwelling houses have a consistent appearance. However, it is noted that particularly on the opposite side of this road and in other places there are variations in design and some instances of larger dwellinghouse. As such variation and enlargement, itself is not objectionable. However, such alteration should be visually appropriate to the existing character of the area and additional bulk should be subservient to the main dwellinghouse.



Existing Front Elevation (Not to Scale)



Refused Front Elevation (Not to Scale)
20230574



Proposed Front Elevation (Not to Scale)

The proposed scale of the two-storey side extension would be reduced appropriately, particularly with the reduced first floor width. The Alterations and Extensions Guide states that generally the extension should be no greater than half the width of the host building. This extension would be 4.3m wide at the ground floor and 3.3m at first floor and the original dwellinghouse currently is 5.9m wide. Based on this, it would be expected that a side extension at two storeys, to be approximately 2.9m or less. Whilst this extension exceeds this, it extends beyond half the width of the main dwellinghouse by 0.4m only. It would also be expected that the extension would be set in from the front wall clearly. The proposed extension would be set back by 1 metre at first floor. This would increase the subservience in comparison to the previous schemes and would be an improvement.

Cumulatively the successive changes to the scheme would overcome the previous concerns regarding excessive bulk added onto this modest dwellinghouse due to the width of the extension. The scale of this addition would be significantly reduced, and the set in and set back to the first floor would appropriately improve the subservience of the additions. The roof form would also be reflective, and symmetrical improving the appearance of the building from the street to those proposals previously refused.

It is noted also that the proposed porch would no longer include a flat roof element overcoming concerns previously raised with this element of the development from the original refusal reference 20230132.

On balance, the proposed development would comply with the requirements of the Householder

Extensions/Alterations Design Guide (2021); Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2021) in terms of design, character and appearance.

Amenity of Future Occupiers

The NPPF (2023) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

It is considered that adequate space standards would be provided in the additional rooms resulting from the scheme. The alterations would therefore be policy compliant as per SPG2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020. There is also adequate garden amenity space.

Neighbouring Amenity

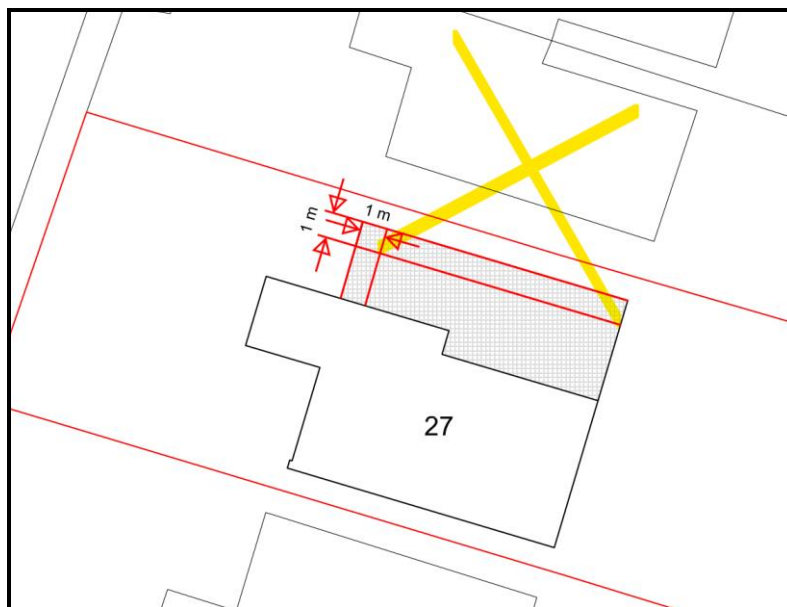
As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

There are three adjoining neighbours: 25 The Braes, to the North, 29 The Braes to the South and 26 Telegraph Hill to the east.

25 The Braes

This neighbour is located to the north. There is a distance of 5.2m between the buildings. As a result of the development this distance would be reduced to 2.6m at ground floor and 3.6m at first floor. This would be adequate distance for a two-storey extension and given its height and position would not overbear on this neighbour. The proposed porch would be single storey, centrally located and set away from the boundary with the neighbours and would have limited impact.

As the 45-degree lines indicated on the map below show, there is some potential for the development to overshadow the neighbours' openings.



However, as the below image (taken from the rear garden) shows, the only first floor side elevation is

already obscured, likely serving a bathroom and so impact on habitable rooms would likely be limited.



The first-floor window was included on the first-floor side window at upper floor. It would serve a bathroom and so a condition would be included restricting its operability and ensuring it would be obscure glazed, to remove impact on neighbours.

29 The Braes

This neighbour is located to the south. There is a distance of 2m between the building. The two storey extension would be located to the north elevation and so would have little impact on this neighbour. The proposed porch would not be large and there are no concerns raised with regard to increased, direct overlook.

26 Telegraph Hill

This neighbour is located to the rear. The proposed extension would be 55.8m from the rear elevation of this neighbours dwellinghouse. Given the nature of the proposal and the distance from this neighbours' building, it would be unlikely to have any significant impact on the residential amenity of this neighbour.

No neighbour representations have been received in relation to this application.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Highways and Parking

As noted by the GBC Highways Officer, adequate vehicle parking space would be available in the front drive. The Highways Officer has requested that to ensure appropriate cycle provision is maintained, details of cycle storage would be required by planning condition. However given the size of the property and the side access and garden area, such a condition would be considered too onerous in this case.

Adequate vehicle and cycle parking provision is available in accordance with paragraphs 110 to 113 of the National Planning Policy Framework (2021), Saved Policies T1 and P3 of the Local Plan First Review

(1994) and Policies CS11 and CS19 of the Core Strategy 2014.

Conclusion & Recommendation

The proposed development has overcome the refusal reason stated in the decision notice for planning application 20230574. The proposed development would comply with all relevant national and local planning policies subject to details reserved by planning conditions. The recommendation is therefore to approve.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	2nd October 2023	Dated:	03 October 2023