

Delegated Report

Householder Planning Application

Planning Application No: 20230761

Location: 11 St Johns Road Higham Rochester Kent

Description: Alteration of existing garage roof from flat roof to pitched roof.

Applicant: Mrs Helen Walker

Site Visit Date: 03 August 2023

Submitted Documents/Plans

Householder Application for Planning Permission form; and
Drawing no. 23/413/01 Existing and proposed layouts, elevations and block plans.

Relevant Planning History

Reference	Description	Decision	Decision Date
20160977	Construction of side gablet to existing hip, a widened rear facing dormer window, front hipped dormer window to front, installation of side Velux window over staircase and demolition of one chimney.	Permitted	13.12.2016

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)

- None

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

GBC Highways Officer

The floor area of the garage remains the same and the height increases. The driveway meets the minimum car parking requirements. I have no objections.

Higham Parish Council

No response received.

Neighbouring properties

The application was publicised by a site notice and to five neighbouring properties by letter. No representations have been received.

Officer's Analysis

Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

In relation to outbuildings, the Householder Extensions/Alterations Design Guide (2021) sets out (amongst other things) that the Council will consider factors such as the scale, height, proximity to boundaries, roof design, finishing materials and prominence in the street scene or rear garden environment and that proposals should not detract from the character of the area.

The proposed development would have external facing materials that match with the existing building. However, the proposed roof would be pitched, with two gable ends in an area where hipped roof designs predominate. It is noted that the application property has a small gable end on the southern side of the main roof and that the proposed garage roof would not be unduly prominent in the street scene. Therefore in this instance, it is considered that a gable end roof design would be acceptable.

The application site is located within the Higham Arable Farmlands Landscape Character Area (LCA) and as such, Policy CS12 of the Gravesham Local Plan Core Strategy September 2014 is also relevant. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment will be taken into account in determining applications. In relation to the Higham Arable Farmlands LCA, this document states that the overall condition of the landscape is poor and that it has moderate sensitivity. It recommends that the key landscape elements in poor condition should be restored and that the whole area should be safeguarded as a prominent landscape feature in the wider landscape.

The application site is located within Higham village and the proposed development would be within an existing residential curtilage. The proposal would result in an increase in the amount of built development but would not adversely affect the overall landscape character of the surrounding area.

Overall, the proposed development would be appropriate in terms of design and would not have an adverse impact on the character or appearance of existing building or the surrounding area. Therefore, the proposal would be in line with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (September 2014) and the Householder Extensions/Alterations Design Guide SPD (2021).

Amenity of Future Occupiers

The proposed development would not affect the living conditions for future occupiers and as such, the proposal would not be detrimental to residential amenity and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of neighbouring occupiers. In this regard, the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The closest residential properties to the application site are nos. 13 and 9 St Johns Road (located to the north and south respectively). Nos. 38 and 40 School Lane are located to the west and nos. 22 and 24 St Johns Road are located to the east, across the roadway.

The proposed development would introduce a small window in the front elevation of the garage but as the use would be non-habitable and the window located at a high level, then there would be no adverse overlooking impacts to nos. 22 and 24 St Johns Road.

Due to the design of the proposed development and to the layout and orientation of the surrounding properties, there would be no adverse overshadowing or overbearing impacts to the occupiers of the surrounding dwellings.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Parking and Highways

The comments of the GBC Highways Officer are noted. As the proposed development would only affect the roof of an existing garage, there would be no adverse impacts to the existing parking arrangements.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials to match existing

Conclusion & Recommendation

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Richard Hart
Signed:		<i>Signed:</i>	

Dated:	05 September 2023	Dated:	5th September 2023
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