



Delegated Report

Householder Planning Application

Planning Application No: 20230590

Location: 147 Lower Higham Road Gravesend Kent DA12 2NW

Description: REVISED Erection of a porch and pitched roof to existing canopy on front elevation, single storey rear extension and alterations to existing garage

Applicant: Mr & Mrs Lucas

Site Visit Date: 15th June 2023

Submitted Documents/Plans

- Application Form
- Drawing No: 2212-PL02 (Proposed Plans and Elevations)
- Drawing No: 2212-PL03 REV D (Existing and Proposed Block Plans and Site Location Map)
- Drawing No: 2212-PL06 (Existing/Proposed Plans and Elevations Garage)
- Drawing No: 2212-PL01 (Existing/Proposed Plans/Elevations)

Superseded Plans

- Drawing No: 2212-PL03 REV C (Existing and Proposed Block Plans and Site Location Map)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20220758	Erection of single storey rear extension and new porch and pitched roof to front elevation	Permitted	19.08.2022
20220767	Application for a Lawful Development Certificate in respect of the proposed erection of a rear dormer extension for a loft conversion.	Certificate Granted	19.08.2022

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 (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)

- 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)

Consultations, Publicity and Representations

Neighbouring properties

The application was advertised by way of site notice and letters to 6 surrounding properties. The consultation period expired on 14th July 2023 and no comments were received.

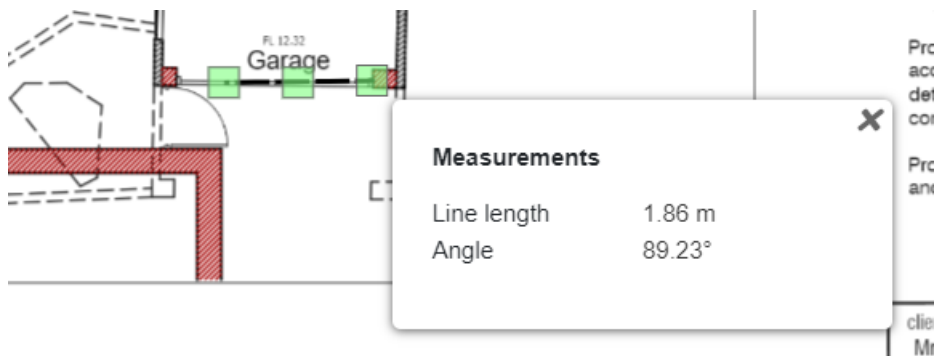
Local Ward Councillor

No comments received.

GBC – Highways Officer

This application is problematic and requires very careful consideration. The proposed extension would appear to make vehicle access to the modified garage impossible, unless the vehicle is narrow and as such would exclude many modern cars/SUVs. There being only a 1.86 metre wide access, which allowing for a minimal 150mm clearance (standard highway design practice), 75mm each side of the vehicle, results in a car width of 1.71 metres, which is insufficient to easily accommodate a current Toyota Yaris at 1.745 metres wide.





Extract from drawing 2212-PL06

The applicant therefore needs to demonstrate that two vehicles can be readily parked on their land without impinging on any rights of access their neighbour may have to access the garage at the rear of their property.

Officer's Analysis

Background

The application is a resubmission of 20220758 which was granted permission. The revised proposal includes an increase to the footprint of the single storey rear extension from 4.7m to 6m in depth. As a result of a larger single storey rear extension the existing garage will be reduced in terms of its depth to make way for the extension.

Proposal

The proposal comprises two different elements. The first is the erection of a front porch and a change to the roof form of the existing front canopy from a flat roof to a pitched roof. The front porch will have a depth of approx. 0.7m, a width of approx. 2.5m and an overall height of approx. 3.3m. The porch will be finished with a dual pitched roof and will include window and doors in the front elevation.

The front canopy will be finished with a monopitch roof which will have an overall height of approx. 3m. The porch and canopy roof will all be finished with materials to match.

Existing Elevations

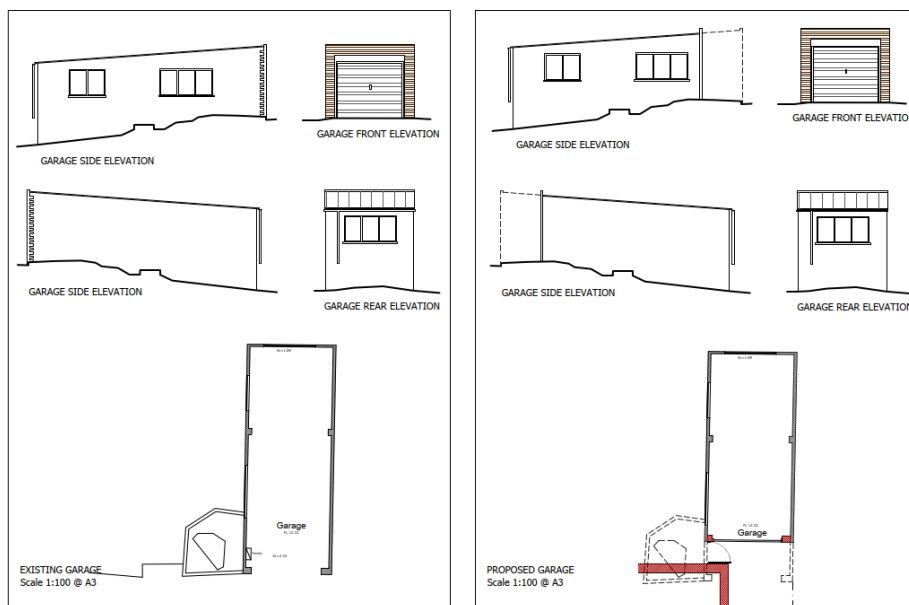


Proposed Elevations



The rear extension will have a depth of 6.0m, approx. height of 3m plus a further 0.5m projection for the roof light. The extension will span full width of the house. The single storey rear extension will be built with materials to match and will be finished with a flat roof which will include a roof lantern. There will also be a bifold in the rear elevation to allow for access and views of the rear garden. The extension will be used as a kitchen diner.

Due to the depth of the proposed single storey rear extension the existing garage will undergo alterations to its depth from 8.1m to 6.7m. The front of the garage will maintain an up and over door.



Character and Appearance

The application site is a semi detached two storey house in use as a single family dwelling.



The site currently has a front flat roof canopy which mirrors the canopy at the adjoining part of the semi. The permitted changes under planning application 20220758 to the canopy are no different to the current submission and so the proposed changes are already established.



The proposed porch is acceptably designed with a dual pitched roof and is not changed from the previous

permission 20220758.

Under the revised proposal the proposed single storey rear extension will have a depth of 6m. This is large and will result in the footprint increasing from approx. 52sqm to 91sqm. However there are other large extensions within the locality and so the proposed extension would not be considered so harmful to warrant a refusal. Furthermore the extension will be located to the rear of the property and will not be visible from a public vantage point so on balance the extension is considered acceptable

The proposed alteration to the garage will reduce its depth whilst maintaining its frontage. The garage is positioned very close the neighbouring properties' garage and it would appear at some point there have been alterations to the garage at 147 however it is not obvious when this may have happened and whether it involved a reduction or an increase to the footprint of the garage.



The proposed changes to the garage are not considered harmful to the character and appearance of the area and so overall the proposal is considered to be adequately designed and compliant with CS19 of the Local Plan Core Strategy, and para 126 of the National Planning Policy Framework 2021 which states that *"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve"*.

Amenity of Future Occupiers

Post development there will be approx. 200sqm of useable garden area which is compliant with the requirements of SPG2 Residential Layout Guidelines and so the proposal is considered to adequately safeguard the amenity of future occupiers.

Neighbouring Amenity

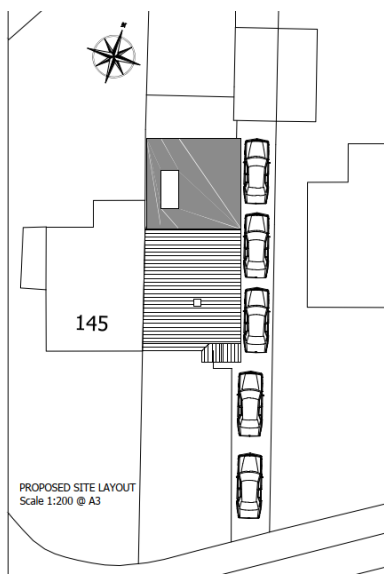
The proposal is not considered to result in any material harm to 149 Lower Higham Road due to the distance between these properties and due to the fact, there are no proposed windows in the flank elevation. However the existing kitchen window in the flank elevation which faces this property will no longer serve a kitchen but instead a utility and w/c and so to ensure neighbouring privacy is maintained a condition will be imposed to ensure any window which serves a w/c room is obscure glazed and top hung.

The adjoining property known as No. 145 Lower Higham Road is not at harm of impact from a loss of privacy and there are no windows proposed in the flank elevations of the extensions. The front porch is set away from this property and the change to the roof pitch would also not cause any harm. The extension situated at the rear may result in some overshadowing to the neighbour's conservatory, however as there have been no objections to the proposal and given the modest height proposed on balance it is considered this is not going to result in any detrimental impact.

A further condition will also be imposed to prevent any further door or window openings from being created in either flank elevation of the proposed single storey rear extension as a means of preserving neighbouring privacy.

Parking and Highways

The proposal will result in the loss of a garage space as the extension will impede access into it, however the submitted plans have shown that there is still adequate off road parking provision to accommodate the needs of the development. Therefore notwithstanding the comments of the highways officer the proposal is considered to comply with the requirements of SPG4 – KCC Parking Standards (2006).



Conclusion & Recommendation

On balance the proposal is deemed acceptable and accords with CS19 if the Local Plan Core Strategy and Section 12 of the National Planning Policy Framework 2021, therefore permission is recommended subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	1 st August 2023	Dated:	01 August 2023