

Delegated Report

Householder Planning Application

Planning Application No: 20240338

Location: 4 Norah Lane Higham Rochester Kent

Description: Erection of a single storey front extension and enlargement of first floor dormer.

Applicant: Mr Stephen Price

Site Visit Date: 28/05/2024

Submitted Documents/Plans

- Application Form
- Site Location Map
- Existing/Proposed Block Plans
- Drawing No: 3186/1 (Existing Floor Plans)
- Drawing No: 3186/2 (Existing Elevations)
- Drawing No: 3186/3 (Proposed Floor Plans)
- Drawing No: 3186/4 (Proposed Elevations)
- Drawing No: 3186/5 (Existing/Proposed Roof Plans)

Relevant Planning History

Reference	Description	Outcome	Decision Date
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
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

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

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- 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

As a Parish Council, we feel it is in the best interest of our village and fellow residents to provide our comments about the proposed planning application that has been submitted for the above property for the 'erection of a single storey front extension and enlargement of first floor dormer.'

Firstly, our councillors feel the proposed extension would be unfitting to similar properties in the road and would negatively impact the street scene.

Secondly, the extension would bring the front line of the property closer to the road.

Please consider our comments when reviewing this planning application.

Neighbouring properties

The application was advertised by way of letters to 3 surrounding properties. The consultation period expired on 30.05.2024 and no comments were received.

Analysis

Proposal

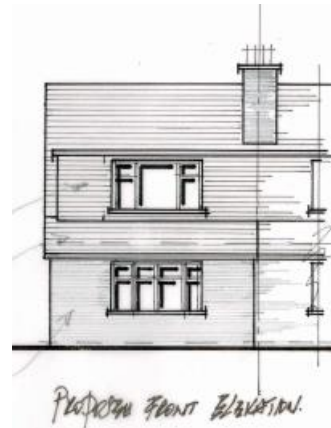
The proposal seeks the erection of a single storey front extension, an extension of the existing front dormer and the installation of a window in the first floor flank wall.

Existing

Proposed



Existing front Elevation



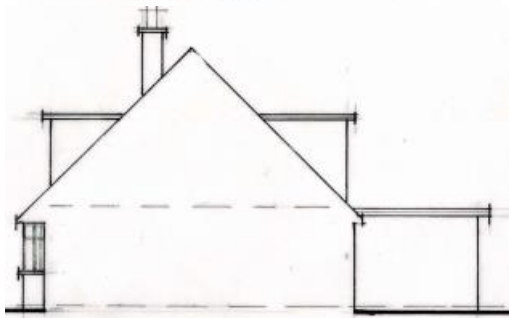
Proposed front Elevation.



Existing Side Elevation



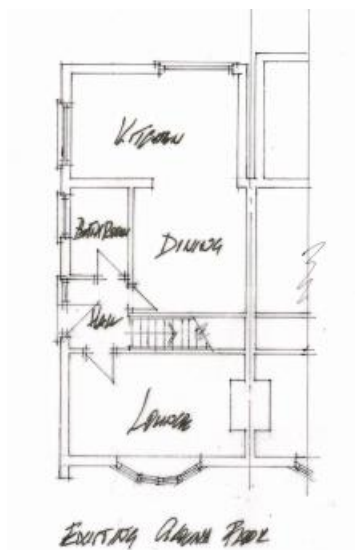
Proposed Side Elevation



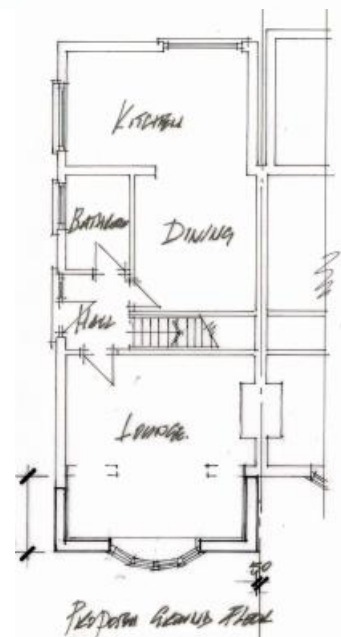
Existing Rear Elevation.



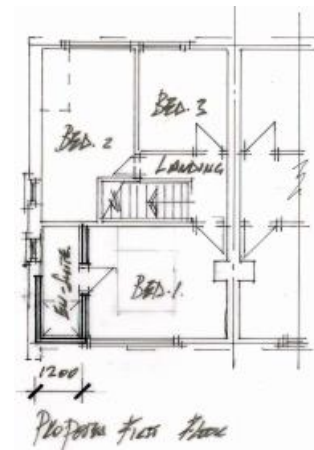
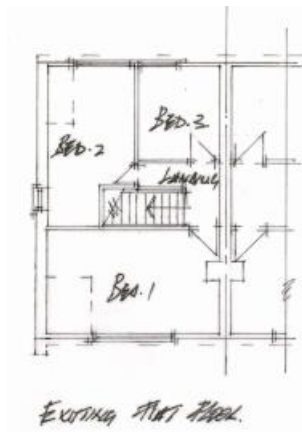
Proposed Rear Elevation.



Existing Ground Floor



Proposed Ground Floor



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 and there is an example of a single storey front extension in the streetscene however this extension has occurred in front of both properties in a semi which is set further back from the highway. Also the approved extensions were permitted under historic policies and these had to be considered inline with the site context.

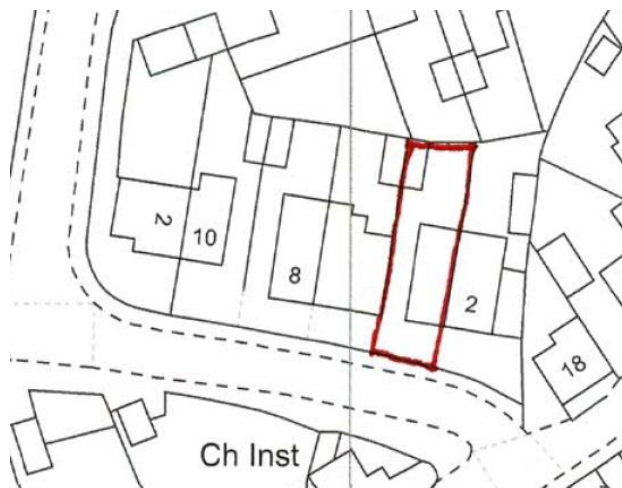
Below are No's 10 and 12 Norah Lane where there is an extension to the dormer at 10 Norah Lane and a single storey front extension which can be seen across both properties, these two properties are the only example where a front extension has been permitted.



As can be seen in the below image despite the front extensions the properties still sit behind the building line of 2, 4, 6 and 8 Norah Lane.



Below is an OS Map of the application site and surrounding context, it does not show the front extension which would have a depth of 2m.



The below block plan shows the proposed extension however it does not show the wider context, however after seeing the above block plan it provides and indication of how this extension would impact the area.



As can be seen from the above it is evident that the proposed single storey front extension would disrupt the existing building line and unbalance the semi. The properties situated at No's 10 and 12 Norah Lane were set back from the main road however No's 2,4,6 and 8 mirror each other and are built inline with one another.

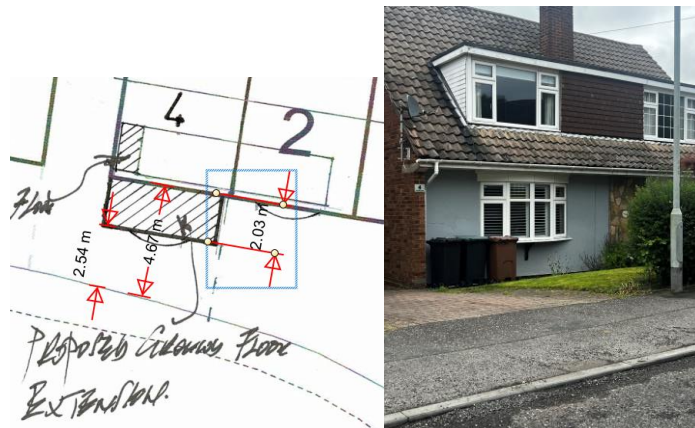
Below is an extract from the Council's Householder Extensions/Alterations Design Guide which states:



Large extensions which break the building line and do not respect the scale of the house will be rejected.

With respect to the proposed extension to the front dormer, this is not considered to be an out of character addition and would not harm the wider area, however as this proposal also seeks a front extension the local planning authority is unable to provide a split decision.

Furthermore the existing frontage of 4 Norah Lane is very modest, the extension would remove just under 50% of the frontage resulting in a significant loss of biodiversity. Furthermore there is no indication as to whether any of the soft landscaping would be maintained post development.



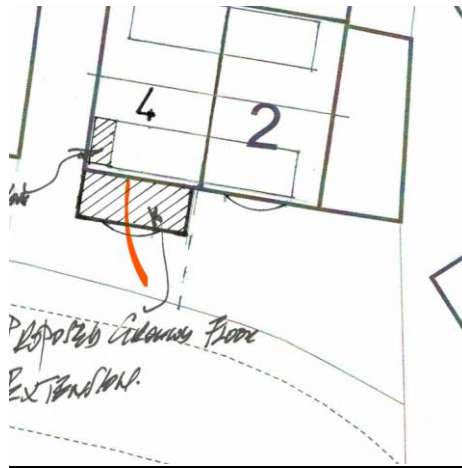
The proposed front extension will have an unbalancing effect on the semi and will disrupt the established building line which would harm the character and appearance of host site and surrounding area. The proposal fails to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy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

Amenity of Future Occupiers

Post development the proposal will retain adequate amenity space for future occupants and is therefore compliant with SPG2 – Residential Layout Guidelines 2020.

Neighbouring Amenity

Due to the proximity of the extension to a habitable room window at No.2 Norah Lane it is important to demonstrate that this extension will not result in poor outlook or loss of light. The below demonstrates that despite the proximity of the extension to No.2 Norah Lane there will not be any detrimental loss of outlook. In terms of loss of light, due to the path of the sun there would not be any harmful impact.



This extension would not impact the privacy enjoyed by No. 2 Norah Lane.

In terms of light and outlook enjoyed by 6 Norah Lane, it is considered due to the siting and proximity between the properties there would not be any detrimental loss of light or outlook to number 6. In terms of privacy it is noted that a window serving the ensuite is proposed in the flank elevation of No. 4. In order to maintain the privacy enjoyed by No.6, should permission be forthcoming this window would be conditioned so that it is obscure glazed and top hung, a further condition would be imposed to ensure there are no further openings created without prior permission.

The proposed adequately safeguards neighbouring amenity.

Parking and Highways

In terms of parking the proposal will not increase on site parking requirement and the existing parking will remain.

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 proposal is recommended for refusal owing to the below grounds:

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).

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	30/05/2024	Dated:	6th June 2024