



Delegated Report

Householder Planning Application

Application No:	20220651
Location:	Sunnydale, Chalk Road, Higham, Rochester, Kent, ME3 7LA
Description:	Erection of an outbuilding with minor elevational changes to existing house.
Applicant:	Mr & Mrs M Sandher
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

Application Form - dated 14/06/2022;
Drawing no. D-00 - Site Location Plan (scale 1:1250);
Drawing no. D-01 - Rev. C - Outbuilding Plans, Elevations and Section;
Drawing no. D-02 - Rev. E - Plans and Elevations as Existing;
Drawing no. D-03 - Rev. B - Plans and Elevations as Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20010829	Erection of first floor rear extension to form two bedrooms.	PERMITTED	23.11.2001

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 - Sustainable Development
- CS02 - Scale & Distribution of Development
- CS12 - Green Infrastructure
- CS18 - Climate Change
- CS19 - Design & Development Principles

Saved Policies in the Gravesham Local Plan First Review (November 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
- Section 15 - Conserving and Enhancing the Natural Environment

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 Guidance (SPD) (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Internal consultees

GBC - Conservation Officer - No comment received.

External consultees

Higham Parish Council - No comment received.

Local Ward Councillors - No comment received.

Neighbouring properties

A notice was displayed on site 29th June 2022.

In addition, two surrounding properties were consulted and no representations were received. The consultation period expired 22nd July 2022.

Preliminary Matters

The Local Planning Authority has initial concerns with the outbuilding being used as a separate unit of accommodation. The outbuilding contains a shower room, a kitchenette and is large enough to be used for residential purposes and would not depend on the dwelling by virtue of the side access. The agent was contacted regarding these concerns and confirmed in writing that the building would be used as a home office, but also a multi-purpose family space and that the kitchenette/shower room are not for residential purposes.

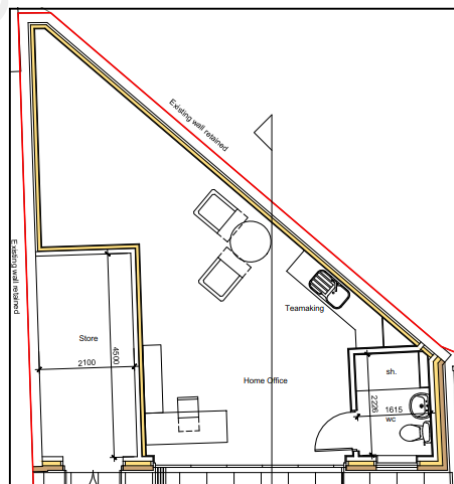
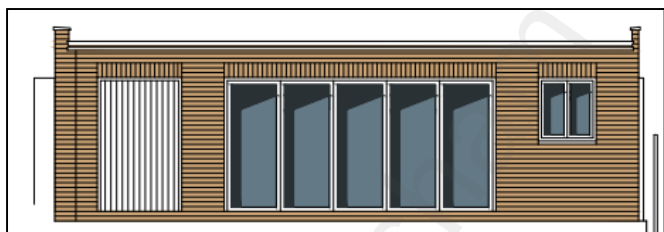
Officer's Analysis

Sunnydale is a two storey semi-detached property located on the western side of the highway. The property benefits from off-street parking to the front and has a large rear garden.



This application proposes a minor elevational alteration to the rear of the property and the erection of an outbuilding at the rear of the garden. The elevational change is to remove a window and patio door, replacing this with a new window. The outbuilding in the garden is shown to be a home office and store, but will also include a kitchenette and a shower room. The outbuilding will follow the shape of the garden and be roughly triangular in shape. It will have the following dimensions:

- Depth - 9.9m
- Width - 9.18m
- Height (max) - 3.05m
- Height (eave) - 2.8m
- Footprint - 56.5m²



Design, Character and Appearance

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.

There are no objections to the minor alteration at the rear of the property to replace the existing window and patio door with a new window. This would not normally require planning permission if it was not an alteration on an extension with conditions attached.

The outbuilding is large, however is not considered to be excessive in height and is shaped to fit the irregular shape of the rear garden. It will be constructed using facing brickwork and will have bifold doors providing access to the office area, which is considered acceptable for an outbuilding and will not be visible from any public vantage point. Therefore, the outbuilding is acceptable in terms of design.

The outbuilding will be used as a store and home office, but as confirmed in an email from the agent will also be used as a multi-purpose family space. Therefore, it has been confirmed in writing that the outbuilding will not be used as residential accommodation and will be conditioned to ensure this is not the

case.

Overall, the proposed outbuilding and minor alteration to the rear of the property will have no impact on the character of the street scene or the host property and are considered to be good design. Therefore, the application is in accordance with Policy CS19 (LPCS) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The outbuilding will occupy the rear of the garden, however, post-development the garden will have an area of 189m² and a maximum depth of 20.2m. This exceeds Gravesham's Residential Layout Guidelines (RLG) (2020) recommended garden size for a 4 bedroom property. As such, the development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The outbuilding hereby proposed is not considered to cause material harm to the amenity of any adjoining properties in terms of loss of light, outlook, privacy or sense of enclosure. No representations were received from neighbouring properties, the outbuilding although large is located a significant distance from neighbouring properties, at the rear of the garden, and will have no impact as a result. Therefore, the development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

There are no parking or highways issues related to this proposal.

Any Other Material Planning Considerations

Impact on the Landscape - The property 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 proposed development is not considered to have any detrimental impact on the landscape, by virtue of the properties location within a developed area.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy.

The outbuilding is located at the end of the garden and will have no impact on the street scene. Although large, it is only marginally above what would be allowed under permitted development and will have no impact on the amenity of future occupiers or neighbouring properties.

As such it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Richard Hart
Signed:	<i>Ethan Bonthron,</i>	Signed:	<i>R Hart</i>
Dated:	19 th August 2022	Dated:	22nd August 2022