



Delegated Report

Householder Planning Application

Planning Application No: 20231232

Location: Tawahi Telegraph Hill Higham Rochester

Description: Erection of a double storey front and rear extension with alterations to fenestration which includes 3 Juliette balconies. Erection of a single storey side extension and conversion of garage with 2 roof light. Conversion of loft area to habitable space with 2 dormer windows, 6 rooflights and a sky lantern.

Applicant: Mr. N Singh

Site Visit Date: 11th January 2024.

Submitted Documents/Plans

Application Form
01 – Existing Floor Plans
02 – Existing Elevations
03 – Proposed Ground Floor Plans
04 – Proposed First Floor Plan
05 – Proposed Loft Plan and Elevation
06 – Proposed Roof Plan and Elevation
07 – Proposed Elevations
Design and Access Statement

Relevant Planning History

Reference	Description	Decision	Decision Date
20230682	Erection of a double storey front and rear extension, conversion of loft space, to include two dormers, conversion of garage, to include a new roof. Erection of an outbuilding for car parking, storage and office space, and changes to fenestration.	Refused	15.08.2023
19590385	Erection of house and garage	Permitted	05.01.1960

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 well-designed and beautiful places

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);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Higham Parish Council:

No comments received.

Ward Councillors:

No comments received.

Environment Agency:

We have no comments to make on this planning application as it falls outside our remit as a statutory planning consultee. Please refer to the attached 'When to consult the Environment Agency' document for guidance on when to consult us.

Please note: If the application at a later stage proposes the use of non-mains drainage, we will need to be re-consulted.

Non planning consents

Although we have no comments on this planning application, the applicant may be required to apply for other consents directly from us. The term 'consent' covers consents, permissions or licenses for different activities (such as water abstraction or discharging to a stream), and we have a regulatory role in issuing and monitoring them.

The applicant should contact 03708 506 506 or consult our website (<https://www.gov.uk/guidance/check-if-you-need-an-environmental-permit>) to establish whether a consent will be required.

Dickens Country Protection Society:

Thank you for your letter of 18th December 2023 concerning the above. The Society notes the site is within the village envelope adjoining a wooded public open space. The proposed front extension would replace the existing single storey extension with a lean to roof which is a little incongruous. It is not clear what is being proposed above the front window in the new bay. The volume being added to the property is significant and on another site would give rise to objection. On this particular site the development is unlikely to impinge on neighbouring properties. There is some concern over creating a precedent.

In view of the amount of floor space being added, if consent is granted, the Society would suggest the permitted development rights are withdrawn. Had this development been proposed in the Green Belt it is likely the Society would have registered an objection.

GBC Highways Officer:

I have no objections; a double garage is retained which also has space for the storage of cycles. The driveway also provides additional car parking.

KCC Highways Officer:

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.

Informative: It is important to note that planning permission does not convey any approval to carry out works on or affecting the public highway.

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because planning permission has been granted. For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the public highway. Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have highway rights over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

Kent County Council has now introduced a formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. This process applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process.

Should the development be approved by the Planning Authority, it is the responsibility of the applicant to ensure, before the development is commenced, that all necessary highway approvals and consents have been obtained and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>. Alternatively, KCC Highways and Transportation may be contacted by telephone: 03000 418181

KCC Heritage:

The site lies within an area of multi-period archaeological potential. However, I consider it unlikely that these proposals, adjacent to the existing dwelling, would have a significant below-ground archaeological impact and have no further comments to make in this case.

Neighbouring properties

12no. surrounding properties were consulted, and a site notice was placed on 11th January 2024. 1 objection has been received and is summarised as follows:

- The significant increase in height and footprint is out of keeping with the surrounding properties.
- The private access road is lightly constructed and will be damaged by construction traffic which also covers gas, water and sewerage pipes.
- The sewer serves eight houses and is being investigated by southern water due to consistent overflowing.

Officer Note: Comments relating to; private access arrangements are not material planning considerations which can be taken into account for the assessment of this application.

Officer's Analysis

It is noted that this application is an alternative scheme to recently refused planning application 20230682 for 'Erection of a double storey front and rear extension, conversion of loft space, to include two dormers, conversion of garage, to include a new roof. Erection of an outbuilding for car parking, storage and office space, and changes to fenestration.'

That application was refused for the following reasons:

1. The proposed development by reason of its scale, poor design and layout would be disproportional to the main dwellinghouse and 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.
2. By virtue of the window which would serve a habitable family room to the proposed converted garage, the development would result in harm to the living environments of future occupants of neighbouring Angles, Telegraph Hill. The ground floor window would experience direct overlooking which would not comply with required privacy distances. The proposal would therefore fail to provide a high standard of amenity for neighbouring's sites which conflicts with the requirements of the Residential Layout Guidelines (2015), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraphs 126 and 130 of the National Planning Policy Framework 2021.

The changes made from the previous scheme to this scheme are as follows:

- Removal of outbuilding from proposal.
- Increased width of single storey side projection from 4 metres to 10 metres (6 metre increase), to incorporate garage.
- Reduced depth at rear by 1 metre.
- Redesigned roof layout and rooflights to single storey projection to south elevation.
- Altered fenestration to south side and rear elevations.

It is noted that the NPPF has since been updated. However, although the relevant paragraph numbers have changed, the details of the relevant paragraphs (as updated) remain consistent with those used in the decision of planning application 20230682 and would not substantially alter the outcome of the assessment of that application. With this in mind, the assessment will consider whether the changes made would overcome those reasons for refusal (Subject to updated NPPF paragraph numbers).

Where relevant, for consistency, the assessment may reflect the assessment made in the previous application.

Principle of Development

This application is located in the 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), Landscape Character Area, Amenity of Future Occupiers, Residential Amenity of neighbours, Parking Provision, Flood and Drainage.

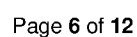
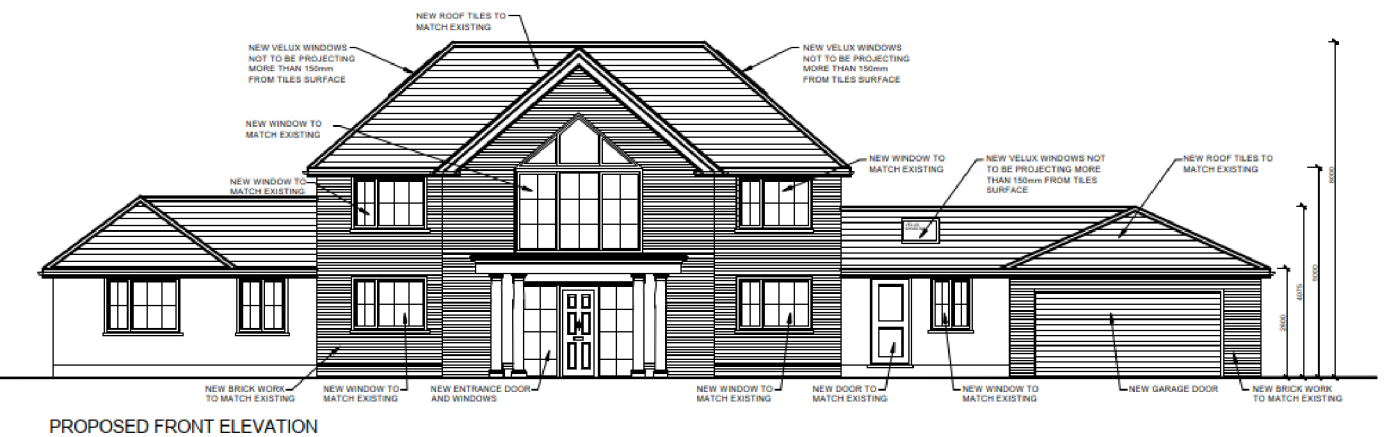
Design, Character and Appearance

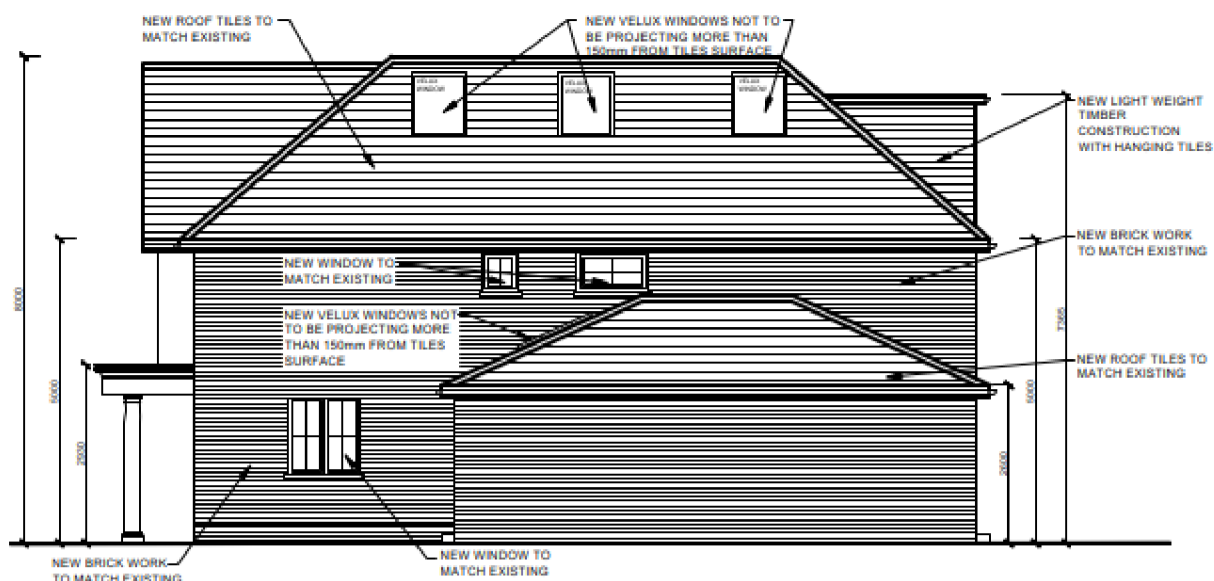
The below image taken during the site visit shows the appearance of the front elevation of the dwellinghouse.



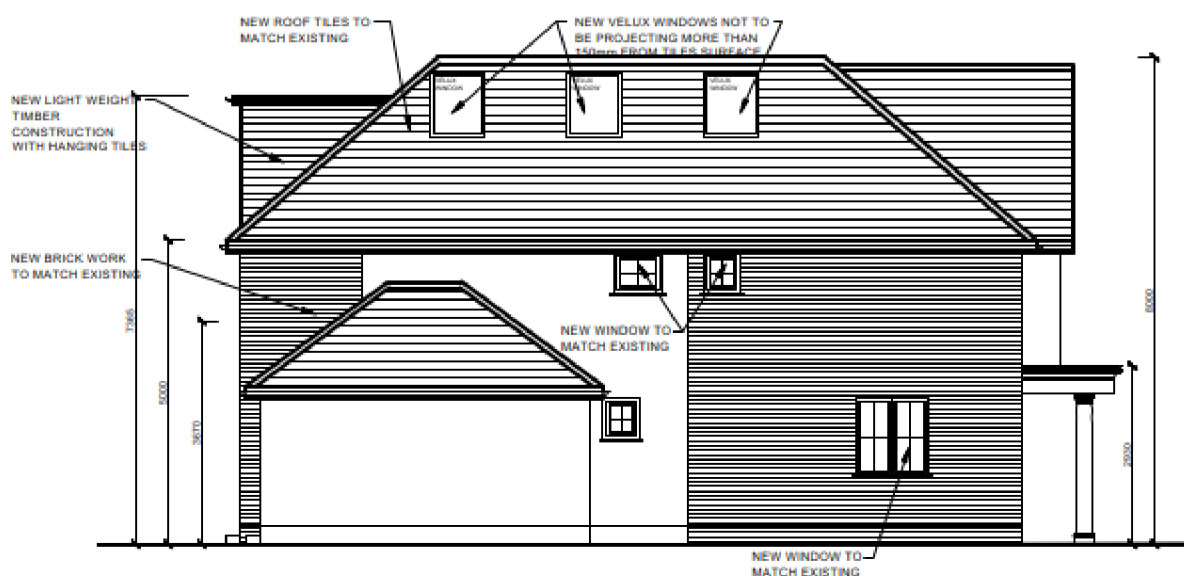
EXISTING REAR ELEVATION

EXISTING SIDE ELEVATION





PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

To assist in understanding to what extent the proposed works would increase the scale of the dwellinghouse, the floorspaces are calculated in the below table.

Refused under ref 20230682:

Floor	Existing	Proposed	Actual Increase	Percentage increase
Ground Floor	116m ²	222m ²	106m ²	91.4%
First Floor	59m ²	162 m ²	103m ²	174.6%
Total Floorspace	175m ²	384m ²	209m ²	119.4%

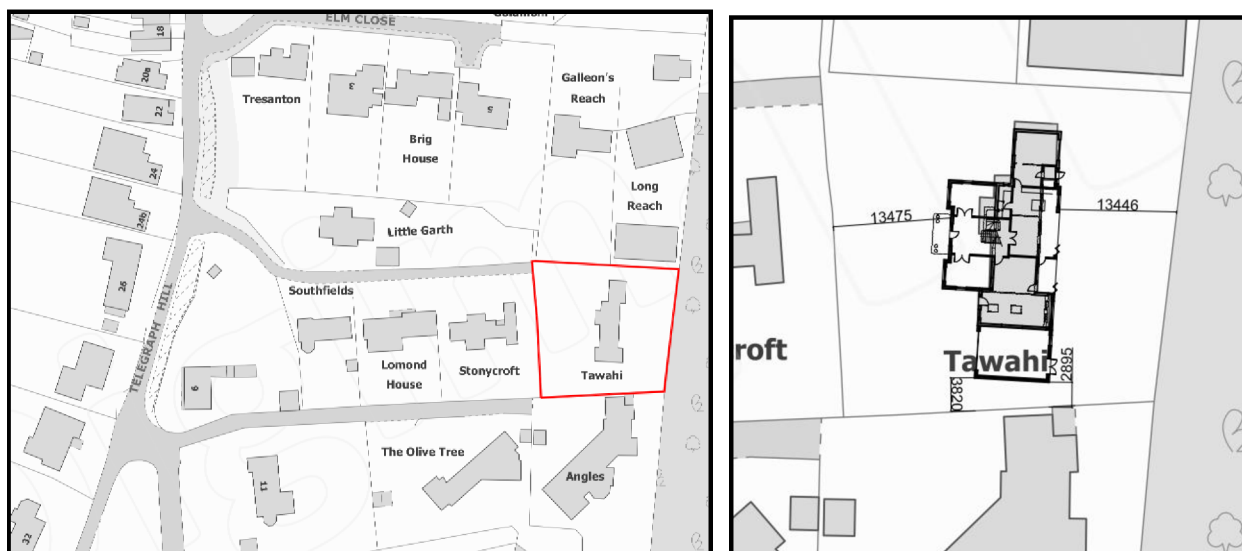
Proposed:

Floor	Existing	Proposed	Actual	Percentage
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			Increase	increase
Ground Floor	116m ²	280m ²	164m ²	141.4%
First Floor	59m ²	162m ²	103m ²	174.6%
Total Floorspace	175m ²	442m ²	267m ²	152.6%

The footprint of the dwellinghouse would increase by 141.4% and the total floor area would over double the size of the existing dwellinghouse.

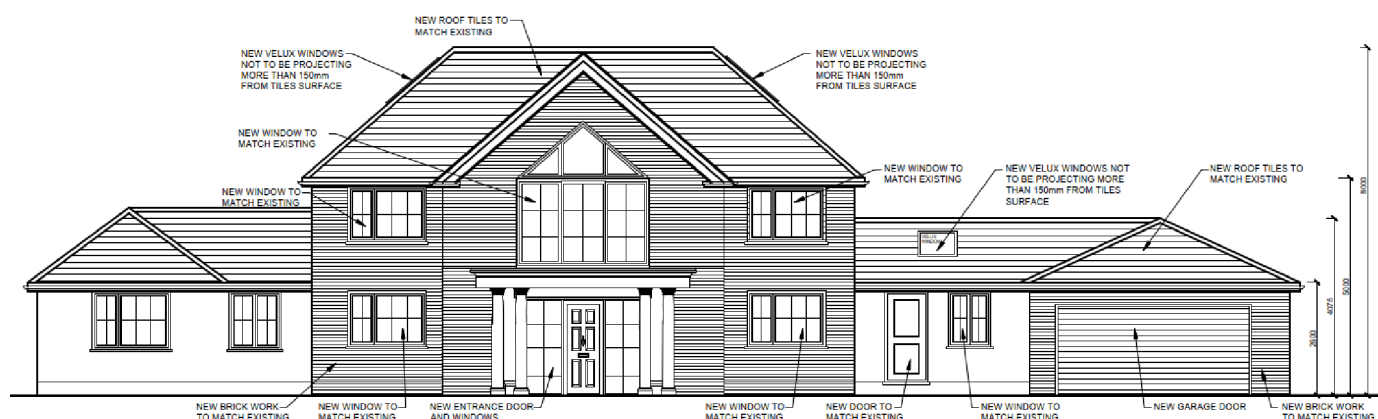
Existing dwellinghouses in the area do vary in scale, character and design but for those dwellinghouses to the west and south of Tawahi, they follow a similar layout with a wide frontage and smaller depth, creating a wide, short building. Those dwellinghouses to the north have more of a traditional, 'suarish' layout but keep a similar overall scale of footprint. By altering this dwellinghouse to extend to the front and rear, it makes the building more suarish. However, this would not be characteristic to either the wide, short buildings to the west and south or the suarish buildings to the north which would have a much smaller footprint than that proposed. This is evident when the site location plan and proposed block plan are compared as below (Not to scale):



In addition those exceptions with larger footprints to the south such as Angles, are bungalows as the below image shows:



It appears that to overcome this, this proposal unlike the previous, would extend a further 6 metres to the south and would reduce the depth from the rear by 1 metre. However, although this may somewhat contribute to a more uniform footprint, as the below proposed front elevation (Not to Scale), shows, this would result in the appearance of a large two storey dwellinghouse of standard square shape with single storey projections to either side which would appear disproportionately wide and cluttered.



Overall, the additions would continue to be of substantial size, enveloping the existing dwellinghouse at the south side, front and rear. The proposed design would be incongruent to the existing dwellinghouse and wider character of the area in terms of layout, form, roof design and would be inappropriate for the semi-rural area, in terms of design features such as the large front dominating window, excessive roof lights, bulky dormer roof extensions and alterations to the single storey elements which would create a disbalanced appearance when viewing the ridge height against the first floor windows.

This proposal when compared to the previous refused, would result in greater harm in terms of design than previously refused as a result of the increased built form tapered onto the south elevation, and the tokenistic reduction in depth and minor alterations to fenestration would not overcome refusal reason 1 from that decision notice.

On balance, the proposed development would **NOT** comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF (2023) in terms of design, character and appearance.

Landscape Character Area

The proposal is for extensions and alterations to an existing property which is located in a built-up rural settlement inset from the Green Belt. Although the proposed development would increase the size of the property, it would still retain as an open site due to the size of the plot and the surrounding garden and as such the proposed development would not be detrimental to the open, rural landscape character of the surrounding area. In respect of landscape character, the proposal is therefore considered compliant with Policy CS12 (LPCS).

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.

The proposed rooms would comply with the National Space standards. The site is on a large plot and so

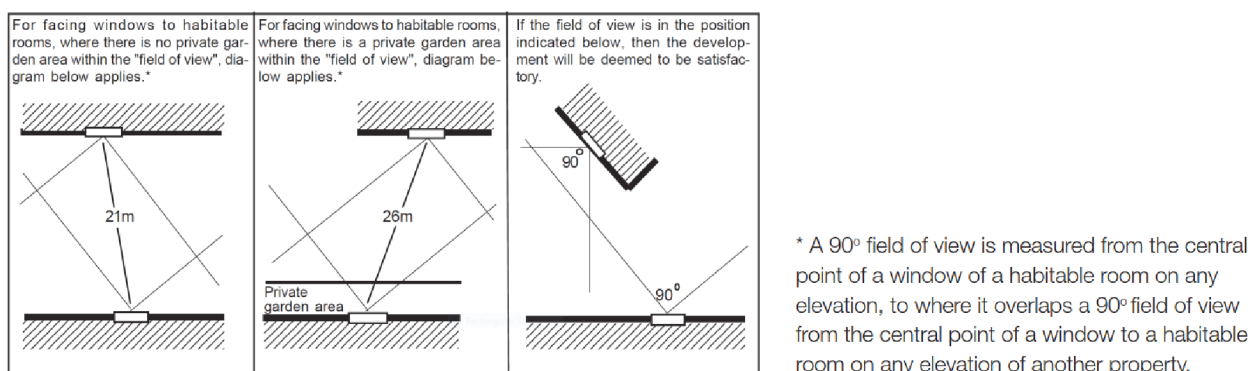
the garden depth and area would retain adequate external space standards despite the increased footprint.

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.

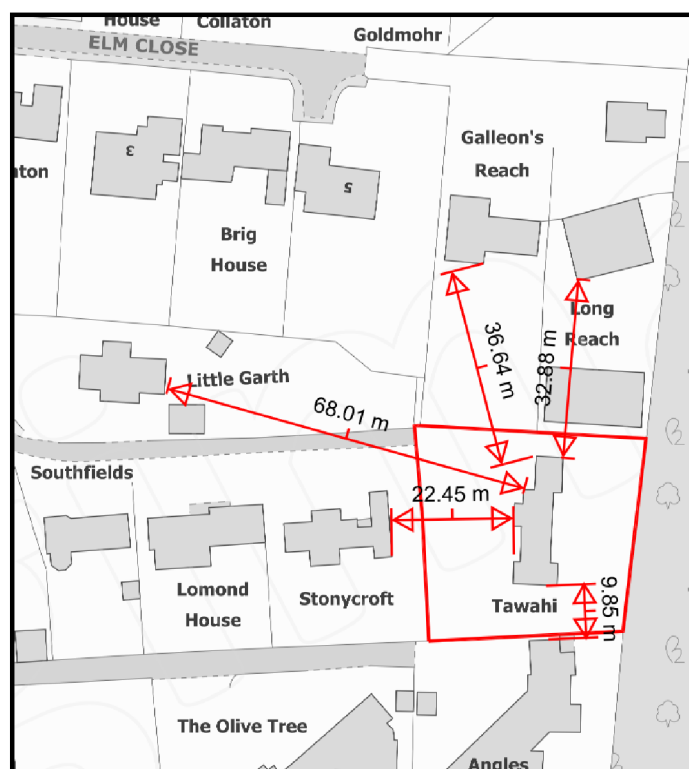
The boundary of Tawahi immediately adjoins several neighbouring properties. Those are the properties most likely to be impacted by the development.

The Residential Layout Guidelines, details appropriate privacy distances in the following diagram:

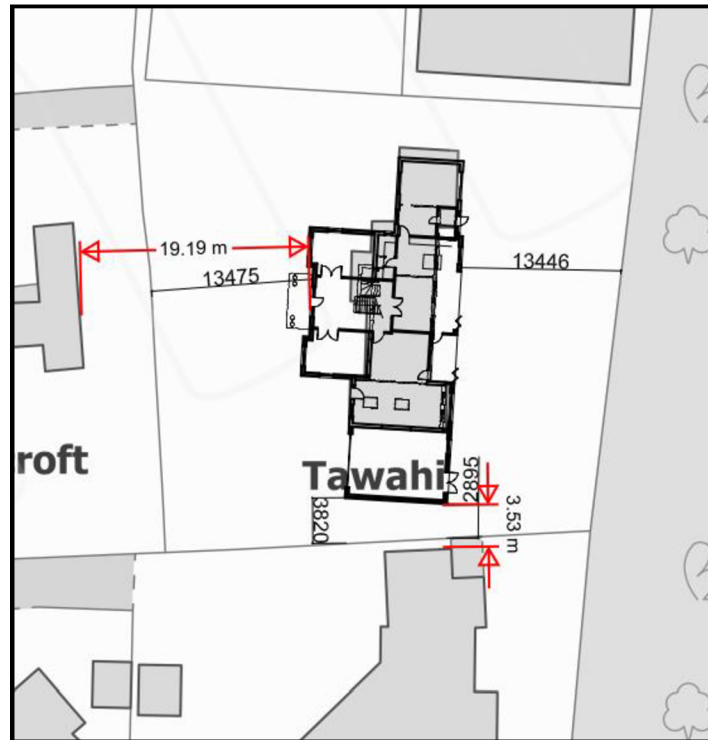
Figure 1



For reference, the distances from those adjoining dwellinghouses are shown in the image below:



As this image shows, Little Garth, Gallions Reach and Long Reach have distances in excess of 30 metres. It is unlikely given these distances that the proposed development would result in significant harm to the residential amenity of these neighbours.



Angles to the South is the closest neighbour. The distance would decrease to 3.53 metres. Although there would be an increase in height and depth, on balance given the distance and position of the building, it would be unlikely to overbear or this neighbour directly in terms of increased bulk. The first floor windows, would serve a bath and shower room and so could be conditioned to be obscured and fixed shut, to mitigate potential overlook. At ground floor the lounge would be served by a window to the south elevation but this would be 13.9m from the shared boundary with the neighbours to the south.

The distance from the Stonycroft to the east would decrease to 19.19m which again would be a significant distance, which would be unlikely to result in overbearing bulk. There is a row of trees at the boundary adjoining these properties and to the proposed development would be unlikely to directly overlook this neighbours' windows.

The proposed development by removal the habitable window to the south elevation, would overcome refusal reason 2.

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

Any Other Material Planning Considerations

Flood and Drainage:

Concerns have been raised with regard to potential flooding and drainage issues. However, the site is in not in a Flood Risk Area and the proposed development is for extensions to an existing dwellinghouses, which is unlikely to result in significant likely increase in flooding. However, given the concerns raised the Environment Agency were consulted. However, they have advised that the development type falls outside their remit as a statutory planning consultee. An informative will be included as they have requested advising that there are some circumstances where the applicant will need to apply for consents from the Environment Agency.

Conclusion & Recommendation

The proposed development by reason of its scale, poor design and layout would be disproportional to the

main dwellinghouse and 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 135 of the National Planning Policy Framework (2023) in terms of design, character and appearance.

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

Case Officer:	Mrs Lisa Fisher	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	6 th February 2024	Dated:	6 th February 2024