



Delegated Report

Householder Planning Application

Planning Application No: 20240868

Location: 93 Villa Road Higham Rochester Kent

Description: Demolition of existing rear extension and internal partitions. Erection of a single storey rear extension with roof light.

Applicant: Margaret Kelly

Submitted Documents/Plans

Application form

Drawing No.M150 02 002 – Elevations Existing

Drawing No.M150 20 002 – Elevations Proposed

Drawing No.M150 02 001 – Ground Floor Existing

Drawing No.M150 20 001 B - Ground Floor Proposed

Drawing No.M150 02 1250 - Site Location Plan and Block Pan – Proposed

Drawing No.M150 02 1250 A Site Location Plan and Block Pan – Existing

Relevant Planning History

Reference	Description	Decision	Decision Date
20240603	Application for a Lawful Development Certificate in respect of the erection of a rear extension.	Refused	05.09.2024
19860735	Erection of front porch	Permitted	22.10.1986

Development Plan

Gravesham Local Plan Core Strategy (2014)

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

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
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Higham Parish Council

No comments received

Neighbouring properties

9 surrounding properties were consulted and no comments received. The consultation period expired on 21st November 2024

Officer's Analysis

Design, Character and Appearance

93 Villa Road is a two storey terraced property located on the eastern side of the highway.



The application proposes the erection of single storey rear extension.

The extension is mono-pitch with one roof light with a height of 3m, it will have a proposed width of 3.6m and will extend beyond the rear wall by 3m.

The extension will create space for an open plan kitchen and dining area.

The development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

The application does not introduce any additional bedrooms to the property and the remaining amenity area is in accordance with Gravesham's Residential Layout Guidelines for a two bedroom property.

Therefore, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2023).

Neighbouring Amenity

The application does not introduce any windows to the flank elevation and is therefore not considered to detrimentally affect the privacy of neighbouring properties.

Furthermore, due to the modest height of the proposed extension, the development will not have any detrimental impact on this property in terms of loss of light, outlook or sense of enclosure.

Overall, the development is not considered to have any detrimental impact on the amenity of neighbouring properties and is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Impact on Landscape

The application site is located within the Higham Arable Farmlands Landscape Character Area. Policy CS12 of the Gravesham Core Strategy 2014 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. It is considered that the proposed development, due to the property's location within the rural settlement, will not detrimentally impact on the landscape.

Parking and Highways

None

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The proposed rear extension is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental impact on the street scene. The development will safeguard the amenity of future occupiers and will have not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

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

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	22nd November 2024	Dated:	22nd November 2024