



# Delegated Report

## Householder Planning Application

**Planning Application No:** 20230132

**Location:** 27 The Braes Higham Rochester Kent

**Description:** Erection of two storey side extension and garage conversion with widening of the crossover

**Applicant:** Ms Fallope

**Site Visit Date:** 27th March 2023

### Submitted Documents/Plans

Application Form  
1050/12/12 – Existing Plans  
1050/12/12 – Proposed Plans

### Relevant Planning History

| Reference | Description                                                                                                                                                                                                              | Decision | Decision Date |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------------|
| 19860133  | Erection of three storey side extension to form games room at lower ground floor level double garage breakfast room utility room and balcony at ground floor level with lounge and ensuite bathroom at first floor level | PER      | 28.04.1986    |
| 19850302  | Erection of 3 no detached two storey dwellings with integral garages                                                                                                                                                     | PER      | 20.05.1985    |
| 19840605  | Construction of dormer extension in front and rear roof slopes to form two bedrooms with en suite bathrooms                                                                                                              | PER      | 28.09.1984    |
| 19840086  | Detailed application for the erection of 3 detached houses with integral garages                                                                                                                                         | PER      | 28.06.1984    |

### 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 sustainable development and well-designed places
- Section 15 – Conserving and Enhancing the Natural Environment

#### Supplementary Planning Guidance

- SPG2 - 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

**Ward Councillors:** No Comments received.

**Higham Parish Council:** No comments received.

**GB Highways Officer:** *'I have no objections to this proposal, there is adequate car parking provision. However, the applicant should note that alterations to the drive will need to comply with sustainable drainage requirements and it is doubtful that a soakaway can be accommodated. Therefore, the alterations to the drive should be constructed from a suitable bound permeable material. The applicant will need to contact Kent County Council regarding an extension to the carriage crossover to serve the widened drive.'*

*The proposal increases the number of bedrooms from 4 to 5 so to comply with the requirements of SPG4 a secure cycle parking space is required.'*

**Southern Gas:** No comments received.

**KCC Highways:** *'... 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.'*

This Consultee also requested inclusion of an informative.

#### Neighbouring properties

6no. surrounding properties were consulted, and 0 responses were received from members of the public.

#### **Officer's Analysis**



Photograph of Front Elevation

#### Principle of Development

This application is located in a 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), Amenity of Future Occupiers and Residential Amenity of neighbours.

#### Design, Character and Appearance

This application relates to a detached two-storey dwellinghouse. On this side of the street the dwelling houses have a consistent appearance. However, it is noted that particularly on the opposite side of this road and in other places there are variations in design and some instances of larger dwellinghouse. And so variation and enlargement itself is not objectionable. However, such alteration should be visually appropriate to the existing character of the area and additional bulk should be subservient to the main dwellinghouse.



Existing Front Elevation (Not to Scale)



Proposed Front Elevation (Not to Scale)

The proposed scale of the two-storey side extension would be excessive. The Alterations and Extensions Guide states that generally the extension should be no greater than half the width of the host building. This extension would be 8.7m wide and the dwellinghouse currently is 11.8m wide. Based on this, it would be expected that a side extension at two storeys, to be approximately 5.9m or less. It would also be expected that the extension would be set in from the front wall clearly. The proposed extension currently meets the existing front elevation. The impact of the wide two storey extension which meets the existing front elevation, would be a large, bulk and dominating structure which does not appear subservient to the main dwellinghouse as is expected of residential extensions.

It is also noted that the proposed porch would include a flat roof element. Paragraph 9.3 of the Alterations and Extensions Guide states that in most cases a flat-roofed extension to the front of side will not be supported. This new porch would have a flat roof where it would replace a pitched roof on the garage. For a frontmost and highly visible element of the building such as the proposed porch, we would expect a pitched roof form to soften the appearance of the element. (In this case, this should also not interrupt the windows and so the eaves would need to be lowered). The impact of the flat roof porch would be a harsh interruption which would be uncharacteristic and would create a fragmented appearance to the frontage.

On balance, the proposed development would **FAIL** to comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2021) in terms of design, character and appearance.

#### Amenity of Future Occupiers

There are a number of rooms included in the proposed layouts which do not meet the required minimum space standards including:

- Ground Floor Living Room
- Ground Floor Double Bedroom
- Ground Floor Ensuite (WC and Bathroom)
- All first floor bedrooms (Except largest)
- Upstairs ensuite (WC and Bathroom)

There are also some rooms which have not been labelled with a proposed use and so it is not possible to assess whether they comply with the minimum space standards.

A number of rooms **DO NOT** meet the required minimum space standards and insufficient information is available to fully assess the space standards of two rooms, contrary to per SPG2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020.

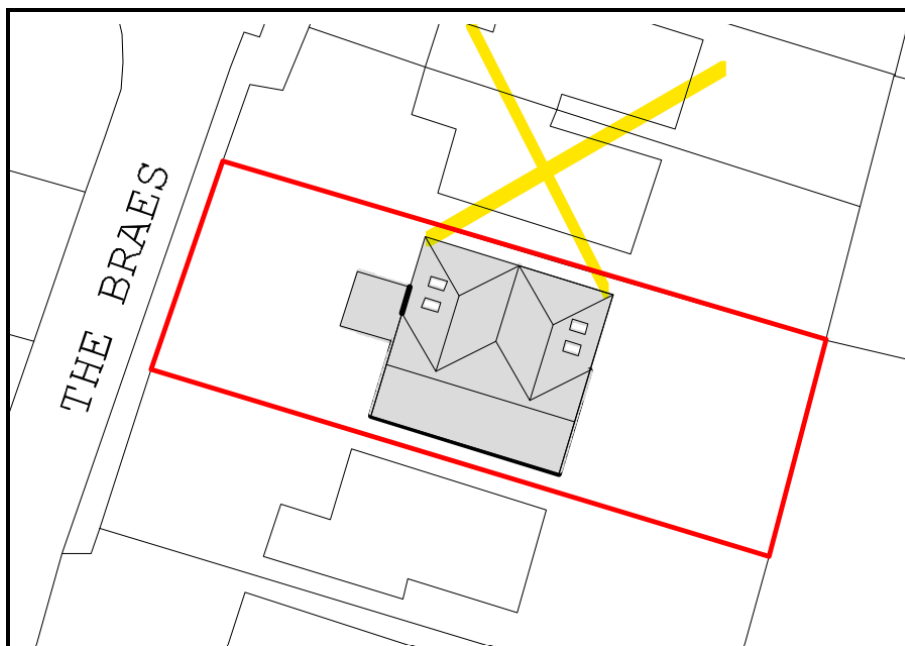
#### Neighbouring Amenity

There are three adjoining neighbours: 25 The Braes, to the North, 29 The Braes to the South and 26 Telegraph Hill to the east.

## 25 The Braes

This neighbour is located to the north. There is a distance of 5.2m between the buildings. As a result of the development this distance would be reduced to 2.3m. This would be adequate distance for a two storey extension and given its height and position would not overbear on this neighbour. The proposed porch would be single storey, centrally located and set away from the boundary with the neighbours and would have limited impact.

As the 45-degree lines indicated on the map below show, there is some potential for the development to overshadow the neighbours' openings.



However, as the below image (taken from the rear garden) shows, the only first floor side elevation is already obscured, likely serving a bathroom and so impact on habitable rooms would likely be limited.



Given that the first floor side window facing this neighbour would serve a bathroom, where approved a condition would be required to ensure that the opening would be obscured glazed and fixed to a minimum internal height of 1.7m, to prevent overlooking.

### **29 The Braes**

This neighbour is located to the south. There is a distance of 2m between the building. The two storey extension would be located to the north elevation and so would have little impact on this neighbour. The proposed porch would not be large and there are no concerns raised with regard to increased, direct overlook.

### **T26 Telegraph Hill**

His neighbour is located to the rear. The proposed extension would be 55.8m from the rear elevation of this neighbours dwellinghouse. Given the nature of the proposal and the distance from this neighbours' building, it would be unlikely to have any significant impact on the residential amenity of this neighbour.

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

### **Highways and Parking**

Changes/Clarification would be required to this application to comply with Highways Safety and Parking requirements including;

- Use of a bound permeable material to front drive
- Inclusion of a cycle storage space

It is noted also that an application should be submitted to KCC for extension to the existing crossover. Where approved an informative would be included.

It is noted that the changes required could be reserved by condition and so although there are other reasons for refusal, it would not be a necessary reason for refusal in this instance but should be noted for any future scheme.

Adequate vehicle and cycle parking provision can therefore be made available by utilising conditions, in accordance with paragraphs 110 to 113 of the National Planning Policy Framework (2021), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014 subject to further details of cycle parking provision.

#### Other Matters

The planning agent was advised of these issues prior to the decision being made. However, they were advised that amendments would not be accepted as such significant changes would be required, such that a new application would be required. Amendments which could be accepted as part of this application, which would not be as significant, would not be conducive to a favourable outcome.

#### **Conclusion & Recommendation**

The proposed development by reason of its scale and poor design layout 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.

The proposal fails to provide high quality amenity space and would result in poor living standards for future occupants and as such would be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 which states that new development shall be designed and constructed to safeguard the amenity of its occupants and paragraph 130 of the National Planning Policy Framework (2021) and SPG2 Residential Layout Guidelines (2020).

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

|                      |                                                                                     |                     |                                   |
|----------------------|-------------------------------------------------------------------------------------|---------------------|-----------------------------------|
| <b>Case Officer:</b> | Ms Lisa Williams                                                                    | <b>Team Leader:</b> | <b>Richard Hart</b>               |
| <b>Signed:</b>       |  | <b>Signed:</b>      | <i>R Hart</i>                     |
| <b>Dated:</b>        | 13th April 2023                                                                     | <b>Dated:</b>       | <b>13<sup>th</sup> April 2023</b> |