

Delegated Report

Householder Planning Application

Planning Application No: 20221220

Location: 14 Colewood Drive Higham Rochester Kent

Description: _REVISED PLANS/REVISED DESCRIPTION_ Erection of single storey side extension; single storey rear extension; extension to front porch; and conversion of integral garage to habitable accommodation.

Applicant: Mr Herjinder Singh Bains

Site Visit Date: 07 December 2022

Submitted Documents/Plans

Householder Planning Application form;
Drawing no. 01 Existing layouts, roof plan and site location plan;
Drawing no. 02 Existing elevations;
Drawing no. 03 Rev. C Proposed layouts and roof plan;
Drawing no. 04 Rev. A Existing and proposed block plans; and
Drawing no. 05 Rev. B Proposed elevations.

Superseded Documents/Plans

~~Drawing no. 03 Proposed layouts and roof plan;~~
~~Drawing no. 03 Rev. A Proposed layouts and roof plan;~~
~~Drawing no. 03 Rev. B Proposed layouts and roof plan;~~
~~Drawing no. 04 Existing and proposed block plans; and~~
~~Drawing no. 05 Proposed elevations.~~
~~Drawing no. 05 Rev. A Proposed elevations.~~

Procedural Issues

For clarity, the initial description of the proposed development was amended from;

‘Erection of a part single storey side, rear and a first floor extension, conversion of the garage and a porch extension.’

To;

‘Erection of single storey side extension; part single storey, part two storey, part first floor side/rear extension; extension to front porch; and conversion of integral garage to habitable accommodation.’

There was no need to publicise this change to neighbours as the original description was not significantly misleading.

Following negotiations with the case officer, the proposed development was revised to remove the first floor elements of the proposal and the description was further amended to that shown at the top of this

document. Due to the reduction in the size and impacts of the proposal, there was no need to publicise the amendment to neighbours.

Following further negotiations with the case officer, the proposed development was revised to remove an extension to the rear terrace. Due to the small nature of the alteration and its reduced impacts, there was no need to amend the description or publicise it to neighbours.

Relevant Planning History

Reference	Description	Decision	Decision Date
19860742	Erection of single storey rear extension to form a lounge	Permitted	21.11.1986
19840480	Erection of extension at first floor level at the side to form enlarged bedroom	Permitted	13.07.1984

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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- TC7 – Other Archaeological Sites

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)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- 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)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

GBC – Highways Officer

I have no highway objections, there is more than adequate car parking in the front garden to comply with guidance.

Higham Parish Council

No comments received.

Neighbouring properties

The application was publicised to five neighbouring properties by letter. No representations have been received.

Officer's Analysis

Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

The application site is located in the Higham Arable Farmlands Landscape Character Area (LCA) and as such, Policy CS12 of the Gravesham Local Plan Core Strategy September 2014 is also relevant. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment will be taken into account in determining applications. In relation to the Higham Arable Farmlands LCA, this document states that the overall condition of the landscape is poor and that it has moderate sensitivity. It recommends that the key landscape elements in poor condition should be restored and that the whole area should be safeguarded as a prominent landscape feature in the wider landscape.

It is noted that the originally proposed first floor rear extension had a false pitched roof design, which did not match with the existing hipped roof at the application property and the extensions overall would not have appeared subservient to the existing building. In addition, the roofs of the single storey side extension and porch would not have matched with the existing building and would have been detrimental to visual amenity.

Following the amendments to the proposal, the extensions would not be detrimental to the character or appearance of the existing building or the locality. The proposal would be constructed from materials that would match with the existing building and the proposed works would not detract from the residential character of the surrounding LCA, in this settlement.

Overall, the proposed development would be appropriate in terms of design and would not have an adverse impact on the character or appearance of existing building or the surrounding area. Therefore the proposal would be in line with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Amenity of Future Occupiers

There would be no significant reduction to the size or depth of the existing garden, which already exceeds the requirement for a dwelling with four or more bedrooms in the Residential Layout Guidelines (June 2020).

The proposed development would improve the living conditions for future occupiers and sufficient rear garden area and depth would be retained. As such, the proposal would not be detrimental to the amenity of

future occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

The closest residential properties to the application site are nos. 13 Colewood Drive and 15 Colewood Drive (located to the north and south respectively). Nos. 1, 2 and 3 Colewood Drive are located to the west across the roadway. Whitegates, Old Watling Street is located to the east.

The proposed development would result in a number of alterations to the fenestration of the application property. A new window would replace the existing garage door in the ground floor of the front elevation. However as the closest property opposite would be at least 26 metres away, there would be no adverse overlooking impacts.

The windows in the ground floor of the rear elevation would increase in size and number but due to the screening provided by boundary treatments and to the layout and orientation of Whitegates, Old Watling Street, there would be no adverse overlooking impacts to the occupiers of that property.

There would be a new window and door in the ground floor of the northern side elevation but due to the screening provided by boundary treatments and to the layout and orientation of no. 13 Colewood Drive, there would be no adverse overlooking impacts to the occupiers of that property.

It is noted that the first amendment to the proposed development would have resulted in an increase in the area of the existing first floor terrace at the application property, which would have caused adverse overlooking impacts to the occupiers of surrounding dwellings. However following a subsequent amendment to the proposal, to remove the first floor terrace, there would be no increased overlooking at the rear.

To ensure that there is no future adverse overlooking impact, a condition should be attached to any planning permission granted to preclude the use of the additional roof area created by the rear and side extensions as a terrace/balcony/amenity area.

Due to the design of the proposed development and to the layout and orientation of the surrounding properties, there would be no adverse overshadowing or overbearing impacts to the occupiers of the surrounding dwellings.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Parking and Highways

The application property is a four bedroom dwelling with an integral garage and frontage parking area with an 'in and out' driveway arrangement. The proposed development would result in the loss of the integral garage.

As a four or more bedroom property, the KCC Vehicle Parking Standards require a maximum parking provision of three spaces. However it is noted that the Highway Authority have more recent guidance that requires a minimum of two spaces to be provided for a four bedroom property in a suburban area.

The application property has sufficient existing off road parking available on the site frontage and the GBC Highways Officer has not raised an objection to the proposal.

Overall it is considered that the proposal would make sufficient provision for the parking of cars within the site in accordance with the Borough Council's adopted Vehicle Parking Standards and would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P3 of the Gravesham Local Plan First Review November 1994.

Any Other Material Planning Considerations

The application site is located in an area of multi-period archaeological potential but the proposed works would not have a significant archaeological impact. As such, the proposal would be in line with Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

The application site is located within Groundwater Source Protection Zone 3 and is in close proximity to a gas pipeline (along the site frontage). As the proposed works would be relatively minor and would be located within the confines of an existing residential garden, it is considered that there would be no adverse impacts to groundwater or gas infrastructure. The applicant should be made aware of the gas pipeline via an informative on any planning permission granted.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials to match existing

Preclude the use of the additional roof area created by the rear and side extensions as an terrace/balcony/amenity area

Conclusion

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Recommendation

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	18 January 2023	Dated:	18 January 2023