

Delegated Report

Householder Planning Application

Planning Application No: 20221145

Location: 11 Ash Crescent Higham Rochester Kent

Description: Erection of single storey rear extension and extension to the rear dormer extension.

Applicant: Mr L Marshall

Submitted Documents/Plans

Application Form;
Site Location Plan;
Proposed Block Plan;
CB3043.01 – Existing and Proposed Elevations; and
CB3043.02 Rev A – Existing and Proposed Floor Plans.

Relevant Planning History

Reference	Description	Decision	Decision Date
20190662	Erection of single storey rear extension and extension to the rear dormer extension.	Permitted	16.08.2019
20190325	Application for a Lawful Development Certificate in respect of the proposed erection of a single storey rear extension and enlargement to existing rear dormer extension in the rear roof slope.	Permitted	03.06.2019
19970440	Erection of single storey front extension to form enlarged lounges.	Permitted	11.08.1997
19620306 TH/6/62/306	layout of land and erection of 141 dwellings with garages	Permitted	12.10.1962
19620030 TH/6/62/い	layout of roads and layout of 141 houses and bungalows	Permitted	11.04.1962

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)

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

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

The final date for submission of comments was 28.12.2022.

Consultees

Ward Councillors: No comments received.

Parish Council: No comments received.

Neighbouring properties

5no. surrounding properties were consulted, and 1 response was received.

Summary of neighbour comments:

- Concern regarding damage to existing sewer if extension built in line or back from neighbouring extension.
- Inadequate construction detail.
- Concern that built form is being built onto neighbouring property/ lack of detail of joining onto neighbouring flat roof.
- Existing neighbouring gutter located along neighbouring extension, lack of detail about intention for existing guttering.
- Dormer would result in some loss of sunlight to neighbouring property.

Officer Note: Adequate information has been provided to meet validation requirements of this application and no further details are required to assess this application.

Officer's Analysis

Proposal

It is noted that this proposal to erect a single storey rear extension and rear dormer extension is the same in terms of scale, layout and design as that approved previously under planning reference 20190662. The works were never started and so the consent expired on 16.08.2022. The purpose of this proposal is therefore to gain permission for the same proposal previously approved as the decision has expired without being built. For this reason, and for consistency where still relevant, elements of this report may reflect the previous report.

Principle of Development

This application is located in a rural settlement inset from the Green Belt (Higham), 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, Amenity of Future Occupiers and Residential Amenity of neighbours.

Design, Character and Appearance

As assessed in the previous application, which remains relevant; the site consists a semi-detached chalet style dwelling set in an area characterised by predominantly dwellings of similar architectural age, design and size. The host dwelling has been extended in the past in the form of a conservatory to the rear and dormer windows to the front and rear but these dormer extensions appear to be a design feature of the original dwelling.

It is proposed to extend the rear of the property which will allow for an open plan kitchen and dining area. The proposed extension would be set in from the shared boundary by approximately 100mm, extend the full width of the host property and extend approximately 350mm further than the existing single storey extension at No. 9. The proposed single storey rear extension would have a pitched roof measuring approximately 2.4m at eaves level and approximately 3.3m up to below the dormer window.

In addition, the existing dormer is to be extended by approximately 575mm in width, 550mm in depth and be a similar height than the neighbouring dormer. However, it would extend slightly further down the roof slope. The proposal also includes an additional window within the side elevation and a pitched roof canopy over the front door (located within the side flank) which would replace the existing flat roof canopy.

Generally, extensions should aim to be subordinate to the host dwelling and complement the existing property and have a roof form which respects the visual character of the existing property. The Government attaches great importance to the design of the built environment. Good design is considered a key aspect of sustainable development and is indivisible from good planning. At paragraph 130 the NPPF states decisions should ensure that development are visually attractive and sympathetic to local character, including the surrounding built environment and landscape setting.

The Framework goes on to state in paragraph 134 permission should be refused for development that fails to reflect local design policies and government guidance on design, taking into account any local design standards or guides in plans or supplementary planning documents.

Policy CS19 of the Gravesham Local Plan Core Strategy 2014 requires development to be visually attractive, fit for purpose and locally distinctive. It goes on to state development should conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area. This can only be achieved by taking account of the scale, height, building lines,

layout, materials and other architectural features of adjoining buildings to ensure make a positive contribution to the street scene, the quality of the public realm and the character of the area.

In design terms the proposed single storey rear extension with its pitched roof is reflective of the existing style thus respecting the character and appearance of the host property. The proposed rear extension would appear as a subservient addition in terms of its overall size and scale that would be sympathetic in relation to the existing dwelling. The proposed rear extension is considered a suitable alteration to the dwelling and would sit comfortably on the plot. The rear extension would allow a good-sized private garden to be retained and would ensure that it does not represent an unacceptable form of overdevelopment.

The proposed dormer project comfortably below the ridge height and is set in from the north-eastern side of the dwelling. Although the existing dormer is to be extended in width and depth, it is considered that the proposed dormer window would not dominate the roof slope and represents a well-proportioned addition to the host dwelling.

It should be noted the existing dormers at No. 11 and No. 9 form one continuous dormer window within the rear slope of these properties. The dormer window design proposed would result in the dormer at No. 11 to be slightly wider, extend further down the roof slope and protrude further out than the dormer window at No.9. It is considered that these alterations to the existing dormer window are minimal and would not warrant refusal as the design would continue to respect the character and appearance of the host property.

On balance, the proposed development would 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.

Landscape Character

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, in the Higham Arable Farmlands Landscape Character Area. Although the proposed development would increase the size of the property, it would still retain as a very 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 rooms meet the required minimum space standards and would continue to have adequate rear garden depth and area as per SPG2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020.

Neighbouring Amenity

The revised NPPF states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on neighbouring properties is considered with regard to criteria specified within Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014), which states 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.

Given scale and design of the proposed rear extension and dormer window and the similar scale and position of the existing rear dormer, it is considered that the proposed rear extension would not adversely affect the neighbouring properties in terms of loss of light, privacy, outlook and increased overshadowing. As such, the proposal would comply with Policy CS19 of the Gravesham Local Plan Core Strategy

(September 2014).

The concerns raised in the neighbour comments are considered to be issues for Building Control, or a civil matter to be resolved through the Party Wall Act. The LPA has sufficient information and levels of details to determine the application.

Conclusion

The proposed development complies with all relevant national and local planning policies. The recommendation is to approve the application.

Recommendation

Permission

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

Case Officer:	Ms Lisa Williams	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	10th January 2023	Dated:	10 January 2023