



Delegated Report

Householder Planning Application

Planning Application No: 20240531

Location: 40 Norah Lane Higham Rochester Kent

Description: Demolition of rear conservatory and garage to side; Removal of Chimney; Construction of store room; Loft conversion with front and rear dormers; Erection of a pitched roof front porch and single storey rear extension with lantern style roof light.

Applicant: Mr J Mann

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 12/06/2024;
Supplementary Information – Planning, Design and Access Statement;
Drawing Number 24/436/01 (All Plans, Site Location Plan and Block Plan – Existing); and
Drawing Number 24/436/02 (All Plans and Block Plan – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
19570045	Development of land for the erection of 7 bungalows	Permitted	05.06.1957

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

- 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

Ward Councillors – No comments received

Parish Council – No comments received

Neighbouring properties

Seven surrounding properties were consulted and no responses were received. The consultation period ended on 8th July 2024.

Officer's Analysis

Design, Character and Appearance

40 Norah Lane is a detached bungalow located on the Eastern side of the Highway. The surrounding area consists of a mix of two storey dwellinghouses and detached bungalows, many with existing alterations and extensions. To the property frontage there is a mix of soft landscaping and hard standing for off road parking, with garage to the side. There is an existing lean to extension to the rear, which the application looks to demolish.



The application proposes the demolition of the existing rear conservatory and erection of rear extension. Demolition of the existing garage and construction of store room. Conversion of loft to habitable rooms with front and rear dormers and a pitched roof front porch.

The proposed rear extension will have a flat roof at a height of 3.06m or 3.5m inclusive of roof lantern. It will extend beyond the rear elevation by 3.3m and have a width of 9.95, spanning the length of the rear elevation.

The proposal will create space for an open plan kitchen / dining area. There will be a roof lantern, sliding patio doors and 2 no windows to the rear elevation and will be constructed with a rendered finish and UPVC windows and doors to match the existing dwelling.

As such the proposed rear extension is not excessive in size or bulk, will be constructed using appropriate materials, will have no impact on the street scene and 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 and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

The proposed loft conversion with front and rear dormers will create space for three bedrooms to the first floor, one with en-suite and an additional bathroom.

The rear dormer will have a hipped roof at a maximum height of 2.8m and an eaves height of 1.8m. It will have a width of 8m and a depth of 3.74m. The dormer will be inset from the sides by 0.95m and will be constructed with materials to match the existing dwelling. There will be three windows to the rear elevation, serving the newly formed bedroom, bathroom and en-suite. Any window serving a WC is required to be obscure glazed to Pilkington Level 3 or above and will be conditioned as such.

To the front roof slope, there will be two pitched roof dormer windows at a maximum height of 2.8m and an eaves height of 1.65m. They will each have a width of 2.39m and a depth of 2.4m. The dormers will be inset from the flank boundaries by approx. 1m and will be constructed with materials to match the existing dwelling. There will be a window to the front elevation of each dormer, serving two newly formed bedrooms.

The front dormers have been designed to align with the existing ground floor windows to the front elevation and additionally are of a modest size. As such they are not considered to have a detrimental impact on the host dwelling.

Whilst it is generally not considered acceptable to create dormers to the front of a property, there is little uniformity in the style of properties in Norah Lane, but many of the bungalows have converted the loft space into habitable rooms, with front dormers, including neighbouring properties known as 42 Norah Lane:

42 Norah Lane



Google Earth Street Scene



As such, based on the above assessment, the proposal is not considered to dominate the roof slope and is therefore not detrimental to the host dwelling or considered to be out of place in the street scene.

The proposed front porch will be located to the front elevation and will have a pitched roof at a maximum height of 3.54m and an eaves height of 2.43m. It will be 2.2m in width and project from the front elevation by 1.97m.

The porch will create space for a larger entrance hall and will be constructed with a rendered finish and tiled

roof to match the existing dwelling.

It is considered that the proposed porch is not excessive in size or bulk, will be constructed using appropriate materials, will have no impact on the street scene and 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 and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

The application also proposes the demolition of the existing garage to the side of the host dwelling, to be replaced with the construction of a storeroom.

The storeroom will have a shallow pitched roof at a maximum height of 3.2m and an eaves height of 2.42m. It will have a depth of 3.42m and the 2.75m width of the existing garage will remain unchanged. It will be constructed with a rendered finish and tiled roof to match the existing dwelling. It will also retain the appearance of a garage, although not suitable for a vehicle.

The proposed storeroom is not excessive in size or bulk, will be constructed using appropriate materials, will have no impact on the street scene and 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 and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Overall the proposal is not considered to be excessive in size or bulk, will be constructed using appropriate materials and is not detrimental to the host dwelling or the wider street scene, is considered acceptable in terms of design and therefore accords with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

The application looks to increase the number of bedrooms at the dwelling from two to four. Gravesham's Residential Layout Guidelines state that the garden space for a four-bedroom property should have a minimum depth of 10m from the rear elevation and a minimum useable area of 100 m².

Post development, the garden would have an area of approx. 685m² and a depth of 43.04m and is therefore in accordance with the guidelines.

Furthermore, all proposed rooms are in accordance with those set out within the Residential Layout Guidelines.

As such, the proposal is considered to safeguard the amenity of future occupiers and it 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 and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Neighbouring Amenity

40 Norah Lane is a detached dwelling and resultantly the development will be set away from neighbouring properties to both boundaries and as such is considered to safeguard surrounding neighbours in terms of overshadowing and loss of light.

The proposed rear dormer would add a first floor window to the existing bungalow which may result in some overlooking to neighbouring properties. However, due to the distance from neighbouring properties and existing rear extensions, this is not considered to be detrimental to neighbouring privacy.

No neighbour representations have been received.

As such, the application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Any Other Material Planning Considerations

Highways and Parking

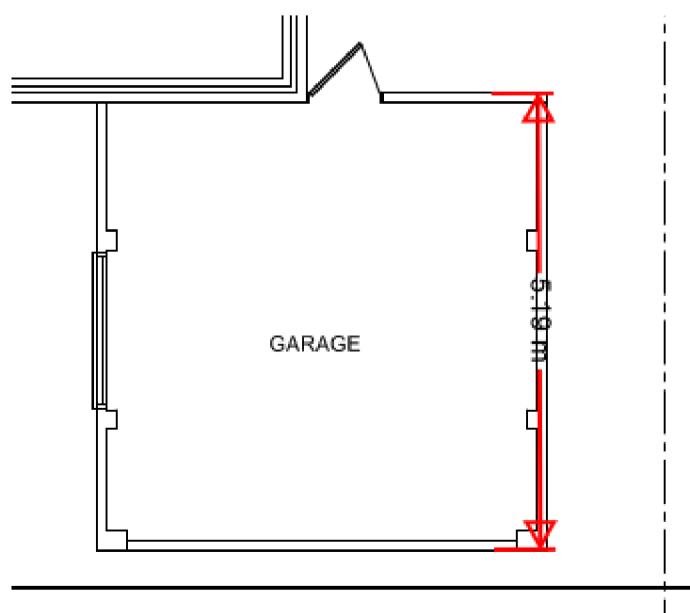
The application looks to increase the number of bedrooms at the property from two to four and also convert the existing garage to a useable room.

However, the property currently provides a minimum two off-road parking spaces to the frontage and the existing garage cannot be used for parking a modern car as it falls below the requirements set out by supplementary planning guidance; SPG 4 - KCC Parking Standards (2006.), as detailed below:

SPG 4 – KCC Parking Standards (2006)

Preferred Garage Size for Single Car	5.5m (length) x 3.6m (width)
Preferred Garage Size for Two Cars	5.5m (length) x 6.0m (width)

Existing Garage Length



Therefore, the application does not have a detrimental impact in terms of parking and highways

Landscape Character Assessment

The site is located within the Higham Arable Farmlands Landscape Character Area. This area is characterised by very gently undulating topography of open arable farmland with pockets of orchards and garden nurseries. The developments spread from the original Saxon settlement of Lower Higham in the North, to more contemporary developments in the South around main road networks.

Policy CS12 (LPCS) 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.

The proposal is not considered to impact on the Higham Arable Farmlands Landscape Character Area as it is within a relatively well-developed part of the landscape.

Contamination

As the building has previously been used as a garage, there could be some contamination in terms of oil and other contaminants derived from garage use. Therefore, a watching brief condition will be included.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy. The proposed extensions, loft conversions and replacement garage store will have a minimal impact of the street scene, will not detrimentally affect the existing parking arrangements and the proposed external materials will match the existing. The development will safeguard the amenity of future occupiers and will not harm the amenity of neighbouring properties

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	17th July 2024	Dated:	17 July 2024