



Delegated Report

Householder Planning Application

Planning Application No: 20230574

Location: 27 The Braes Higham Rochester Kent

Description: Erection of a two storey side extension, conversion of the garage into a habitable room and widening of the existing crossover.

Applicant: Fallope

Submitted Documents/Plans

Application Form;
1055/05/13 V5 – Existing Plans;
1055/5/13 V5 – Proposed Plans; and
Design and Access Statement.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230132	Erection of two storey side extension and garage conversion with widening of the crossover.	Refused	13.04.2023
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.	Permitted	28.04.1986
19850302	Erection of 3 no detached two storey dwellings with integral garages.	Permitted	20.05.1985
19840605	Construction of dormer extension in front and rear roof slopes to form two bedrooms with en suite bathrooms.	Permitted	28.09.1984
19840086	Detailed application for the erection of 3 detached houses with integral garages.	Permitted	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 response received.

Higham Parish Council: No response received.

Southern Gas: No response received.

KCC Highways: No response received.

GBC Highways Officer:

I have no objections it complies with guidance. Ideally the widened driveway should be constructed from a bound permeable material, due to the restrictions on the placement of soakaways, they cannot be placed within 5 metres of a building or road. (Building Regulations). There does however appear to be a possibility of installing a soakaway so a condition requiring surface water drainage details may be the better option.

Neighbouring properties

The final date to submit comments ended on 26th June 2023. 7no. surrounding properties were consulted, and no comments 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.

It should also be noted that this scheme is an alternative proposal to that previously refused under planning reference 20230132 for 'Erection of two storey side extension and garage conversion with widening of the crossover.'

The reasons for refusal on that decision are as follows:

1. *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.

2. 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).

Given the similarity between the schemes it would be necessary to consider whether the changes made would overcome these refusal reason alongside consideration of all other material planning matters.

The main changes made from the previous scheme are:

- Alterations to the proposed driveway.
- Change from flat to pitched roof on proposed porch.
- Removal of window from side elevation.
- First floor side extension set back by 1 metre from front elevation.
- Cycle Store included in rear garden.
- Changes to the proposed internal layout

Where necessary this assessment may repeat that previously made for consistency and clarity. However, the focus of this assessment will be the impact of the changes from the previous scheme.

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. As such 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)



Refused Front Elevation (Not to Scale)



Proposed Front Elevation (Not to Scale)

The proposed scale of the two-storey side extension would continue to be excessive. The Alterations and Extensions Guide states that generally the extension should be no greater than half the width of the host building. It is noted that the dimensions states in the previous report were incorrect. However, the point remains relevant with the correct dimensions applied as follows. This extension would be 4.3m wide and the original dwellinghouse currently is 5.9m wide. Based on this, it would be expected that a side extension at two storeys, to be approximately 2.9m or less. It would also be expected that the extension would be set in from the front wall clearly. The proposed extension would be set back by 0.5 metre at ground floor and by 1 metre at first floor. This would increase the subservience in comparison to the previous scheme and would be an improvement. However, this would not overcome the excessive amount of bulk added onto this modest dwellinghouse due to the width of the extension. Unless the scale of this addition would be significantly reduced, it is unlikely minor tokenistic changes such as this would result in the first refusal reason being overcome. The resultant building would as assessed in the previous scheme; a large, bulky and dominating structure, uncharacteristic for the area.

It is noted also that the proposed porch would no longer include a flat roof element overcoming concerns previously raised with this element of the development.

On balance, the proposed development would **FAIL** to comply with the requirements of the Householder Extensions/Alterations Design Guide (2021); 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 is a room included in the proposed layout which does not meet the required minimum space standards including:

- Ground Floor Double Bedroom

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.

It is noted that the Design and Access statement shows that the ground floor bedroom would be a single bedroom. However, the plans show a double bed so it is noted that if this were a single bedroom, it would be space compliant.

It is considered that adequate space standards would be provided in the additional rooms resulting from the scheme. The alterations would therefore overcome refusal reason 2 under the previous scheme and would be policy compliant as per SPG2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020.

Neighbouring Amenity

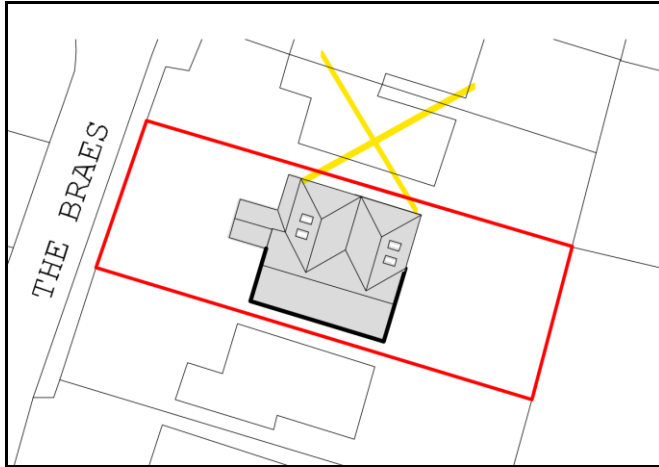
There are three adjoining neighbours: 25 The Braes, to the North, 29 The Braes to the South and 26 Telegraph Hill to the east.

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.

Commented [LW2R1]: I think I've cut out the unnecessary parts appropriately but I think there is still some repetition but merely to drive home the key points. If you still feel should be slimmed down further that's not an issue, I can change.



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.



The first floor side window would no longer form part of this proposed alternative scheme and so no concerns are raised regarding overlooking of this neighbours openings or private amenity spaces.

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.

26 Telegraph Hill

This 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

It is noted also that an application should 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.

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.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	4th July 2023	Dated:	11 July 2023