

AW362 PLANNING STATEMENT

Site Address: 26 St. John's Road Higham Kent ME3 7BZ

Applicant: Mr and Mrs Spike

Proposed development:

- New front porch, single-storey side extension
- Garage to be demolished and replaced with brick external storage building.
- Raised patio extended height and materials to match existing.

SITE DESCRIPTION

The site is located to the east side of St Johns Road and comprises a semi-detached bungalow, built in 1950s/60s to the north-east side of Higham as part of a large housing development comprising bungalow dwellings of uniform design and layout. The bungalow is set back to a building line c6.5m from the public footpath, with a drive/parking area to the front, a large, detached garage and a raised patio and lawn garden area to the rear. There are public allotments beyond to the east. Existing boundary treatments are close boarded timber fencing.

The surrounding land slopes steeply from south to north at a gradient of approx. 1:21, resulting in a need for external steps to the west side and difference in ground level between No.26 and No.24 of c1.0-1.5m.

The existing materials are pebbledash walls with a brick plinth base, UPVC doors and windows and a plain-tile hipped roof and a flat-roof garage/store building. The existing detached garage is 8m deep x 2.84m wide built from rendered blockwork

Many of the nearby dwellings have been extended and altered, including adjoining dwelling No. 24, which has been recently widened and extended to 2 stories under planning permission ref 20170870 and 20190033.

No.26 obtained planning permission in 2021 for a single-storey side extension similar to the current proposal, ref. no. 20210347; works have not commenced and the permission is now lapsed.

PROPOSED DEVELOPMENT

The applicant wishes to extend the dwelling in a similar way to the previously approved design scheme, but with a wider section of side extension to the rear side, allowing suitable space for a kitchen table and dining area. The existing detached garage will be demolished and replaced with a detached brick external store of reduced depth.

Relevant Development Plan Policies

Gravesham Local Plan Core Strategy (September 2014) (the Core Strategy):

CS01 – Sustainable Development

CS02 – Scale and Distribution of Development

CS11 – Transport

CS12 – Green Infrastructure

CS19 – Design and Development Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994) (the Local Plan):

P3 – Vehicle Parking Standards

Other Material Considerations

National Planning Policy Framework (February 2019) (NPPF)

Section 2 – Achieving sustainable development

Section 9 – Promoting sustainable transport

Section 12 – Achieving well-designed places

Supplementary Planning Guidance (SPG)

SPG2 – Residential Layout Guidelines (2020)

SPG4 – KCC Parking Standards (2006)

Landscape Character Assessment (2009)

PROPOSED DESIGN

The proposed design scheme, based on the existing, approved scheme is carefully considered to be an attractive and in-keeping modest development, subservient to and in scale with the existing building with materials to match existing. The development is not overly large for the site and host dwelling and suitable gaps are left to the boundary with No. 28, ensuring that the extension is not overbearing to the neighbour. There is no adverse impact to the adjacent dwelling in terms of loss of view or loss of light.

The present application includes a side extension which is partly wider than the previously approved design scheme, but this does not have a materially adverse impact to the neighbour compared to the previous approved design.

The proposed brick external store, which will replace the existing garage, will improve the visual appearance of the site and surrounding area.

PERMITTED DEVELOPMENT RIGHTS AS MATERIAL CONSIDERATIONS

The dwelling appears to retain full permitted development rights as set out in The General Permitted Development Order 2015 (as amended). Householder permitted development rights are set out in Schedule 2 Part 1 *development within a curtilage of a dwellinghouse*, including

- Class A – Enlargement, improvement or other alteration of a dwellinghouse e.g. Extensions
- Class B – Additions etc to the roof of a dwellinghouse e.g. Dormers
- Class C – Any other alterations to a roof of a dwellinghouse
- Class D – Porches
- Class E – Buildings etc incidental to the enjoyment of a dwellinghouse e.g. Outbuildings
- Class F – Hard surfaces incidental to the enjoyment of a dwellinghouse

The proposed porch exceeds the PD allowance of 3m² and is therefore not PD; it could though be reduced in size and built in single-skin brickwork construction if required, however, the proposed scale, design and dimensions of the porch were carefully considered to give the best overall appearance to the front elevation.

Under Class A, a single-storey side extension is permitted up to half-width of original house with a maximum roof height 4m. If within 2m of a boundary, maximum eaves height 3m. This would potentially allow a 3.6m wide side extension; the proposal is for a 1.8m-3.4m wide side extension. The proposed matching pitched roof does slightly exceed the PD 4m height limit (but could be reduced by lowering the pitch, albeit this would result in a less attractive and in-keeping design).

The proposed hipped roof extension to the existing dwelling should be permitted development under Class B – additions etc to the roof which permits up to 40m³ of roof extensions.

Therefore, the proposed side-extension development is substantially permitted development in nature. These PD rights already attached to the dwelling provide the householder with a National Grant of Planning Permission which is a strong material consideration in favour of the application.

HIGHWAYS SAFETY AND PARKING

The site presently has provision for 2 parking spaces to the front drive area, this will not be impacted or altered by the proposed development, so there are no adverse impacts in this respect.

CONCLUSION

The proposal is a modest single-storey side extension in-keeping in scale, form, design and materials to the existing dwelling, with no adverse impacts to the host dwelling, the site or surrounding area and is substantially allowable as permitted householder development.

The appearance of the dwelling will be enhanced with the proposed alterations and additions; the development therefore accords with local Development Plan Policies and national policy relating to attractive and in-keeping residential design.

On this basis the application should be approved.