

Delegated Report

Householder Planning Application

Application No:	20230840
Location:	7 Colewood Drive, Higham, Rochester, Kent, ME2 3UE
Description:	Demolition of conservatory and erection of a two storey and single storey rear extension.
Applicant:	Mr Jorge Lee
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

- Application Form - dated 07/08/2023;
- Covering Letter from applicant;
- Supplementary Information - ref. 3493/54 - Rev. A - 3D View from north
- Drawing no. 01 - Site Location Plan (scale - 1:1250);
- Drawing no. 03 - Rev. B - Ground Floor and First Floor Plans as Existing;
- Drawing no. 05 - Rev. B - Existing Elevations;
- Drawing no. 50 - Rev. A - Proposed Ground Floor Plan and Front Elevation;
- Drawing no. 51 - Rev. A - Proposed First Floor Plan and Rear Elevation;
- Drawing no. 52 - Rev. A - Proposed Elevations;
- Drawing no. 59 - Rev. A - Proposed Site Plan (scale - 1:200).

Relevant Planning History

Reference	Description	Decision	Decision Date
20190855	Erection of a two storey and single storey rear extension.	PERMITTED	09.10.2019
20190046	Erection of a two storey and single storey rear extension.	REFUSED	12.04.2019
19950723	Erection of a conservatory at the rear, involving demolition of the existing conservatory.	PERMITTED	11.12.1995
19920323	Erection of a conservatory at the rear.	PERMITTED	29.06.1992
19880070	Erection of single storey extension on the south- west elevation to form a utility room, wc, work- shop and store and single storey extension on the north-east elevation to form a study.	PERMITTED	02.03.1988
19830687	Erection of single storey side extension to form dining room bathroom and utility room	PERMITTED	09.11.1983
19800221	Erection of single storey side extension to form enlarged garage and utility room with wc	PERMITTED	14.05.1980

19580333	Proposed new estate	PERMITTED	20.06.1958

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 Places

Supplementary Planning Guidance

- SPG 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

Internal Consultees

GBC Highways Officer - I have no highway objections there is enough car parking to comply with vehicle parking standards. However, given the extra bedroom there should be a secure cycle parking space provided, to comply with KCC SPG4.

Local Ward Councillors - No comment received.

External Consultees

National Grid UK - No comment received.

Higham Parish Council - No comment received.

Neighbouring properties

A notice was displayed on site 24th August 2023.

In addition, three surrounding properties were consulted and no representations were received. The consultation period expired 15th September 2023.

Preliminary Matters

This application is a resubmission of an approved development in 2019 (ref. 20190855), which has expired. The proposal is not changed from the previously approved details and the plans submitted are identical to those listed in Condition 2 attached to the decision.

The application for the previous approval (ref. 20190855) has been attached as Appendix 1.

Since the determination of the previous application, there have been some changes to the national planning policy context and some updated local supplementary planning documents have been released. As such, while the principle of the extensions are acceptable, this report will briefly assess the development against the new policy requirements.

The description and dimensions of the extension should be read from Appendix 1.

Officer's Analysis

Design, Character and Appearance

Policy CS19 (LPCS) states that the design, layout and form of new development will be derived from a robust analysis of local context and character and will make a positive contribution to the street scene, the quality of the public realm and the character of the area. The NPPF (2023) sets out that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

In addition, Gravesham's Design Guidance SPD (2021) sets out key design principles for extensions, which should reflect and respect the original character of the property and respond to its features and should be subservient and subordinate. The SPD continues to address two storey rear extensions, stating that care should be taken to their depth and scale to avoid dominating the property or appear overdeveloped, their width should not exceed that of the original property, and their height should be carefully considered when they abut neighbouring properties boundaries.

The proposed extensions are not visible from public vantage point and will not impact on the character of the street scene. They are not excessive in size, are subservient to the main dwelling and are set away from shared boundaries with the adjoining properties. Therefore, the proposal is considered to be in accordance with Gravesham's Design SPD (2021), Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Amenity of Future Occupiers

Policy CS19 (LPCS) requires that all development should be 'fit for purpose' and be 'adaptable to allow changes to meet the need of users' and that 'the design and layout of new residential development, including conversion, will accord with the adopted Residential Layout Guidelines' (RLG) (2020).

Overall, the proposed development will safeguard the amenity of future occupiers, provide acceptable sized rooms which will receive adequate natural light. As such, the application is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Neighbouring Amenity

Policy CS19 (LPCS) seeks to protect amenity and ensure acceptable future living conditions. Section 12 of the NPPF (2023) also assists and seeks to ensure developments will function well, do not undermine quality of life and create attractive and comfortable places to live, work and visit and seeks to “secure high-quality design and a good standard of amenity for all existing and future occupants of land and buildings”.

The proposed extension is not considered to have any impact on the amenity of surrounding properties. The extension is set-away from the shared boundaries and has been designed to angle away from the property to the west, to prevent any overlooking. As such, it is considered to safeguard amenity in terms of loss of privacy, overshadowing, loss of outlook and sense of enclosure, in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Parking and Highways

There are no highway or parking issues related to this proposal and no objection was received from the Highways Officer. As such, the proposal is in accordance with highway guidance.

Any Other Material Planning Considerations

Impact on the Landscape – the site is located within the Higham Arable Farmlands landscape character area. This area is characterized 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 development hereby proposed is not considered to have any detrimental impact on the character of the landscape, and therefore the development is in accordance with Policy CS12 (LPCS).

Conclusion

This resubmission of the expired 2019 (ref. 20190855) proposes no change to the design or size of the extension approved, and is in accordance with local and national planning policy. The development will have no impact on the character or appearance of the dwelling or street scene, will safeguard future occupier and neighbouring amenity, is acceptable in highway terms and will not harm the landscape.

Therefore, it is recommended that planning permission is granted subject to conditions.

For the avoidance of doubt the conditions attached to ref. 20190855 will be attached to the decision notice.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	5 th October 2023	Dated:	6 th October 2023

