



Delegated Report

Householder Planning Application

Planning Application No: 20211236

Location: 11 Norah Lane Higham Rochester Kent

Description: Roof alterations and insertion of dormers as part of the conversion of existing garage and garden store to form an annexe to be used ancillary to the main dwelling house.

Applicant: Mr Robert Dedridge

Site Visit Date: 24/11/2021

Submitted Documents/Plans

- Application form Received 06/10/2021;
- Covering Letter Received 06/10/2021;
- Drawing No: TAB/06/42 (Existing & Proposed Block Plans) Received 06/10/2021;
- Drawing No: TAB/06/33 (Existing Block Plans) Received 06/10/2021;
- Drawing No: TAB/06/35 (Existing Plans & Elevations) Received 06/10/2021;
- Drawing No: TAB/06/32 (Site Location Map) Received 06/10/2021;
- Drawing No: TAB/06/41 (Proposed Plans & Elevations) Received 06/10/2021;
- Drawing No: TAB/06/34A (Existing Site Plans) Received 06/10/2021;
- ~~Drawing No: TAB/06/34 (Existing Site Plans) Received 06/10/2021;~~

Relevant Planning History

Reference	Description	Outcome	Decision Date
20110616	**AMENDED DESCRIPTION** Erection of side extension to existing detached double garage to form a garden store.	Permitted	08.09.2011
20170598	Erection of a single storey dwelling to be used as a granny annex.	Refused	19.12.2017
19860607	Erection of a detached two storey dwelling with a detached double garage to the rear	Permitted	30.01.1987

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

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

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Higham Parish Council

No comments received

Dickens Protection Society

Object to the application as it will result in a self-contained additional dwelling and constitutes over development.

KCC Heritage

No comments to make

GBC - Highways Officer

Recommends refusal

Neighbouring properties

The application was advertised by way of letter to 12 surrounding properties. The consultation period expired on 2nd November 2021 and three objections were received.

The main points raised in the objection were:

- Loss of Grass Verge and Impact on Environment as a result of this
- Rear Dormer is excessive
- Loss in garage parking and increase on parking demand
- Access to the drive is on a bend
- Services may not cope with additional demand as a result of development
- Building is close to boundary which is a conifer hedge which will present a fire risk to the property's in

Darby Gardens

The upstairs is proposed as (garden and electrical storage area) this is highly unlikely as access is through a living space and upstairs

- This proposed conversion is on existing garage footings, are these footings suitable for extra height or will this become a new build
- the oak tree which has a TPO is not shown on the drawings, how will this development effect this tree
- Dormer windows will impact privacy and look directly into nearby properties' windows
- New development will impact light received to nearby property
- Impact on value of property
- Noise arising as a result of development
- Disruption of development on a nearby resident

Analysis

Proposal

The proposal seeks to convert the existing garage space into an annexe to be used ancillary to the main dwelling house. The proposal will also see a hip to gable enlargement and a flat roof rear dormer with two sky lights and two pitched front dormers in the front elevation.

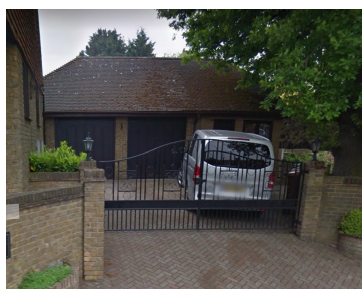
The north western elevation will include a window and door at ground and first floor level which will serve a bedroom to ground floor level and a stair way at first floor level. The south eastern elevation will include a window and door at ground floor level which will serve a wet room and provide access to the outside via the kitchen and at first floor the window will serve a family room.

The rear elevation will include no window or door openings and the proposal will be finished with reclaimed tiles from the original hipped roof and materials to match the existing building.

Character and Appearance

The proposed development would see an existing garage situated to the north western side of the plot converted into living space ancillary to the host dwelling. The garage has been extended to the northern elevation to create the garden store, this was granted consent under reference 20110616. The garage is constructed using brickwork and is finished with a half hipped roof.

There are presently a total of three buildings on site including the dwelling, the large double garage which is subject to this planning consent and a small summer house at the end of the garden at the very north of the application site. Under a previous planning application under reference 20170598 the summer house was to be demolished to facilitate the erection of a new single storey dwelling, however this application was refused. It should be noted that the property itself has had its permitted development rights removed under condition 5 of permission 19860607.



The development will retain the existing footprint however the existing hipped roof will be replaced with a gable ended roof and the ridge height is increasing from approx 4.7m to 5.3m. The development will see the front garage doors replaced with windows and a door at ground level which will serve a bedroom, kitchen and living space and at first floor level and there will be an insertion of two dual pitch dormers to

serve a first floor family room.

The application site is set higher than the rest of the properties along Norah Lane; and the increase in the roof and the change in roof form from half hipped to gable end is visually intrusive and results in excessive massing. The existing garage is subservient to the host dwelling, however the addition of dormers and increase in ridge height (whilst minimal) will draw attention to the garage which will increase the prominence of the proposed bungalow and ultimately compete with the chalet character of the host dwelling.

Overall the gable ended roof will conflict with the half hipped host dwelling which it sits in such close proximity to, the existing roof form contributes positively to the host dwelling. The positioning of the front dormers is not in line with the ground floor windows and so it unbalances the development much to the detriment of the general streetscene.

The rear elevation will have a flat roof dormer which will include two velux lights, however there will be no openings in this elevation. A windowless dormer will result in a harsh box like addition to the rear of the property which will give rise to a prominent, incongruous addition which is particularly visible from the neighbouring Darby Gardens especially when considering the cumulative addition of the hip to gable enlargement and increase to the ridge height. The rear dormer is considered out of scale and almost gives the rear elevation the look of a two storey flat roof property which is poorly designed.

Proximity and View from 6 Darby Gardens



As can be seen from the above picture it is evident that the existing garage is prominent and in very close proximity to 6 Darby Gardens, the increase in height and addition of a rear dormer will make an overbearing addition which will be particularly visible from the rear garden of No.6 Darby Gardens.

There has been an objection raised regarding over development of the site. The proposed conversion will retain the existing footprint and is to be used as an ancillary development to the host dwelling and so the impact on infrastructure would not be deemed excessive as in theory the residents of the property would use the annexe.

The proposed conversion of the garage involves the addition of a first floor which would increase the ridge height over the existing. The increase ridge height and first floor addition together with the front dormers would create a more domestic feel to the garage and would appear as a detached dwelling that is of a much smaller scale than surrounding properties which will also appear out of character with the surrounding area. The proximity of the building to the host dwelling would also give the area a very built up form, with the proposal appearing as a chalet bungalow.



The proposal fails to constitute good design will result In an incongruous addition to the garage and the positioning of fenestration will unbalance the development which will be visible from the main streetscape. It is deemed that this will not be in keeping with the surrounding built form or character of the host dwelling and streetscene and appear as an entirely separate unit within close proximity to the host dwelling.



Policy CS19 of the Gravesham Local Plan Core Strategy 2014 requires new development to be visual attractive, fit for purpose and locally distinctive as well as conserving and enhancing the character of the local built environment and integrate well with the surrounding local area. The design is such that it conflicts with the objectives of this policy and para. 130 of the National Planning Policy Framework 2021.

Amenity of Future Occupiers

The NPPF 2021 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, which states that 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.

The use of the annexe would not appear to be incidental to the main dwelling as it would not require any shared facilities with the main house and would essentially provide a wholly separate unit of accommodation. As the proposed plans show a dormer to the front and rear, it is envisaged that this area could also be used as additional bedrooms to the first floor. Furthermore there is an electrical storage area located to the first floor area of the annexe which is unusual as this would mean negotiating a staircase for storage of potentially heavy goods with trailing wires which is unsafe.

The internal space is approx. 45.68sqm at ground floor and 41.01sqm at first floor with an overall internal floor area of 86.69sqm. There is no standard within the National Housing Standards for a two storey one bedroom property, however a two storey three bedroom property should have a minimum floor area of 93sqm and so the proposal would fail to secure a high standard of amenity for future occupiers. The first floor of the annexe has a generous living space which could easily accommodate two further bedrooms to proposed bedroom to the ground floor whilst retaining a living space to the ground floor.

The plans are indicative of a double bedroom to the ground floor due to the proposed layout of furniture. The bedroom measures approx. 10.1sqm which is below the council's technical standards which state a double bedroom to be a minimum of 11.2sqm, therefore the bedroom would be deemed undersized. The proposed wet room measures 3.1sqm which is below the preferred 3.5sqm as stated in the council's technical standards.

The plot has adequate amenity space to the rear of the host dwelling which measures in excess of 100sqm and a further 218sqm to the north of the site which would serve the proposed bungalow however the host dwelling's garden would be directly overlooked by the windows and door opening in the southern flank elevation. Due to the close proximity of the host dwelling and bungalow there would be direct overlooking and so the proposal fails to safeguard the amenity of future occupiers.

Whilst the proposal states the annexe would be ancillary to the host dwelling, the potential for the separation of the annexe, increase in bedrooms and the subdivision of the plot with a shared driveway is too likely in this case, and would be detrimental to the amenities of the occupiers of the main dwelling, through the reduction in outside private amenity space and likely noise and disturbance issues from a residential unit being so close to the main house.

There are also overlooking issues for the occupiers of the host dwelling caused by the proximity of habitable room windows of the annexe only 2.8m away, which is well below the recommended 21m in the Residential Layout Guidelines SPG.

On the basis that the proposed annexe would not be incidental to the main dwelling, together with the unacceptable impact on the residential amenities of the occupiers of the annexe and main dwelling, it is considered the proposal would fail to comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130(f) of the NPPF 2021.

Neighbouring Amenity

The proposal has received a total of three neighbour objections which will be addressed below.

Many of the raised objections are non-planning related matters and cannot be regarded as material considerations.

There are concerns that the proposal will result in the loss of a grassed verge. The existing garage has hardstanding to the front and will cross over an existing footpath and so there are no concerns relating to the loss of a grassed verge.

The rear dormer is large and is visible from the main streetscene in Darby Gardens, and it would be a prominent unattractive view from the rear garden of No. 6 Darby Gardens. Given the positioning of these houses and the dormer is considered to form a visual impact in the form of an incongruous addition which will add to the massing of the existing built form of the already prominent garage.

The impact on local services is not deemed to be a material planning consideration on a development of this scale and it should be noted that the development would be ancillary to the host dwelling.

The development is close to a conifer tree, however the development poses no greater risk than the existing building in terms of fire. Furthermore the properties in Darby Gardens are situated away from the conifer trees and so the development poses no fire risk to these homes.

The proposed use of the electrical storage area is not a material planning consideration.

The proposal does not show the creation of a new structure but instead an addition to the existing garage, any concerns relating to the foundations would be addressed by building control and if it is the case that the structure must be demolished then further planning permission will need to be sought for the demolition.

The development is not deemed to impact the tree as the footprint will be retained so the roots of the tree will not be disturbed however the height may require a reduction to the upper part of the tree which will require permission.

The dormer windows in the front elevation are set over 21m from the opposite properties and meet the required privacy distances. There are no windows proposed in the rear dormer except two velux roof lights and it is not considered that there would be sufficient harm to the outlook, overshadowing or loss of light to the surrounding properties which would warrant a refusal. Furthermore it should be noted that there are no windows in the side elevation of 6.Darby Gardens which face this development.



The impact on the value of nearby properties does not form a material planning consideration.

Should permission be forthcoming, then an informative would be included to advise the applicant of construction hours when a certain amount of disruption is to be expected, however should the noise levels exceed the permitted times allowed for noisy works then any affected parties may contact the environmental protection team to investigate for any statutory nuisance.

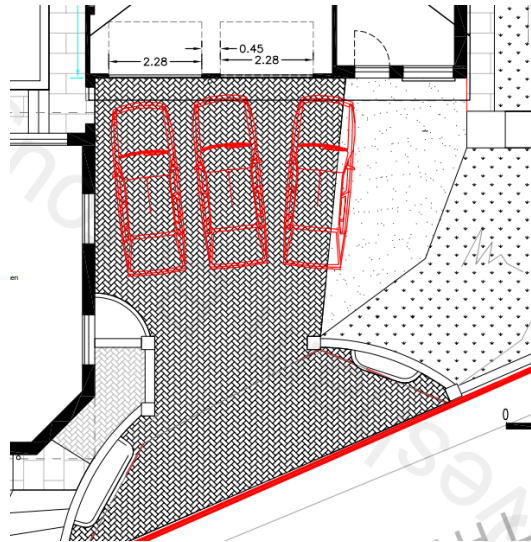
The proposed development is unlikely to cause demonstrable harm to the amenity of any existing residents or property such that it will materially harm their living conditions. The applications therefore adheres to Policy CS19 of the Local Plan Core Strategy 2014 which requires new development to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land.

Parking and Highways

The highways officer was consulted and he recommended refusal on the basis that there is no readily accessible parking on site to meet the requirements of the host dwelling and annex.

The proposal would result in the loss of two garage spaces whilst increasing the parking requirement from two to three parking spaces (the annex requires an additional space)

The proposal also shows three parking spaces of which one space encroaches onto the garden area. This is not acceptable and permission would be required to increase the hardstanding to accommodate three cars. Although with this in mind, the highways officer also pointed out that access to and from the parking spaces would be constrained by the existing gated access would need to be widened and require the benefit of planning permission.



In order to extend the hardstanding, there may be an impact on the existing oak tree which is subject of a Tree Preservation Order and so a survey may need to be carried out to alleviate any concerns.

The proposal fails to provide adequate parking provision whilst encroaching onto amenity space which conflicts with the requirements of KCC's SPG4

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within the Higham Arable Farmlands Character Area, as set out in the Council's Landscape Character Assessment document.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that this development would not be detrimental to the Higham Arable Farmlands Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

The proposal, due to its overall height, bulk, and position on higher ground than surrounding buildings, results in a dominant and incongruous feature when seen from neighbouring properties to the detriment of the character and appearance of the area contrary to Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

The proposed annexe would not be for use incidental to the main dwelling due to it the potential for forming a wholly separate unit of accommodation with its own potential independent access, which together with the inadequate levels of privacy for future occupants, will have an adverse impact on the residential amenities of both properties. The proposal would thereby fail to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130(f) of the National Planning Policy Framework 2021.

The proposed annexe would be likely to increase the pressure placed on parking in the area as a result of the increased demand and insufficient parking at the site. The proposal would thereby fail to comply with Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy 2014 and Saved Policy P3 of the Gravesham Local Plan First Review 1994.

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	22nd November 2021	Dated:	25th November 2021