



Delegated Report

Full Planning Application

Planning Application No: 20220829

Location: 14 Martins Close Higham Rochester Kent

Description: Removal of garage and erection of single storey side and rear extension

Applicant: Adrian Austin

Site Visit Date: 12th October 2022

Submitted Documents/Plans

- Application Form
- Drawing No: 02 (Existing and Proposed plans, elevations and roof plan)
- Drawing No: 01 (Existing 3D elevations, OS Map and Existing/Proposed Block Plans)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20171124	Single storey rear extension with a depth of 4 metres, maximum height of 3 metres and eaves height of 2.71 metres.	Prior Approval Not Required.	28.11.2017

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- 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

GBC - Conservation Officer

No comments received.

Higham Parish Council

No comments received.

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of letter to five surrounding properties. The consultation period expired on 16th September 2022 and two supporting comments were received.

Analysis

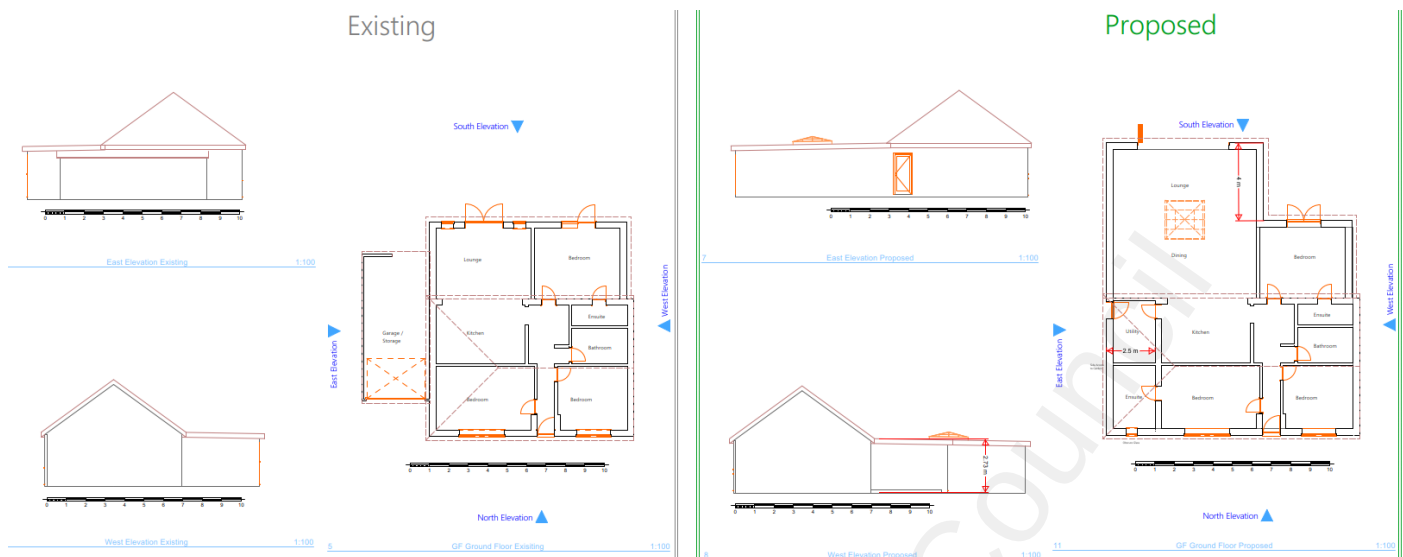
Proposal

The proposal seeks the removal of the existing garage and the erection of single storey side and rear extension.

The single storey rear extension will project 4m from the existing 4m single storey rear extension (total 8m from original rear wall of house), although it will be part width at approx. 8m and will join the single storey side extension which will project approx. 2.5m from the eastern elevation.

The rear extension will be finished with a flat roof which will have a height of approx 2.7m. The extension to the side will follow the existing roof profile and will be hipped at the end with an overall roof height of 5.5m.

The extension to the rear will include a bifold door and a roof light in the part that will serve the lounge/diner room. The door serving the rear bedroom will be changed to a double door. There will also be a door in the eastern elevation which will serve the utility room and a window in the front elevation to serve an ensuite.



The extensions will allow for the creation of an ensuite for an existing bedroom, a utility room and a larger living space. The extensions will be constructed using materials to match the existing house.

Character and Appearance

The application site is a semi-detached bungalow situated in a rural settlement which is inset from the greenbelt. The site has been extended previously to the rear by way of a 4m extension which was constructed under prior approval consent.

During a site visit it would appear that there are some works being carried out on the site, with the rear elevation of the garage being demolished and the front dwarf wall has been partially removed.



In order to assess this proposal it is necessary to ascertain whether the proposal complies with the requirements of SPD4 - Householder Extensions/Alterations Design Guide (2021), CS19 of the Local Plan Core Strategy 2014 and Section 12 of the National Planning Policy Framework 2021.

The first element of the proposal is the single storey side extension which is built in line with the existing roof profile and inline with the front elevation of the host dwelling. The householder alterations and extensions guidance states that a side extension should be subservient to the host dwelling and in order to achieve this subservience it should be stepped down and set back which is not the case in this proposal.

The proposed side extension elongates the pair of semis and the continuation doesn't show where the main house ends and the proposed extension starts, this would impact the character and appearance of the host dwelling and fails to adhere to the appropriate design guidance.

The single storey rear extension would comprises a 4m extension to the existing 4m extension constructed under (20171124), however the proposed 4m addition will only span part width. The design guidance states that a rear extension should be of an appropriate scale. In this instance the proposed extension in conjunction with the existing single storey rear extension would represent 100sqm, the original dwelling is

some 71sqm. Adding an 8m extension to the original house is considered to be a disproportionate addition which does not respect the existing scale of the dwelling.

This comparison demonstrates that the extensions are out of scale with the host dwelling and represent over development of the site and cannot be supported. The proposed extensions fail to constitute good design and subservience and are an out of scale addition to the host dwelling which is harmful to the character and appearance of the original dwelling, contrary to Policy CS19 of the Local Plan Core Strategy 2014, paragraph 130 of the National Planning Policy Framework (2021) and the Householder Extensions/Alterations Design Guide (2021).

Amenity of Future Occupiers

In terms of amenity there will be sufficient garden space (approx 181sqm) and appropriately sized bedrooms and so the proposal is deemed compliant with SPG2 Residential Layout Guidelines 2020.

Neighbouring Amenity

The proposal is not liable to harm the amenity of the adjoining part of the semi as the main part of the extension is situated to the east. Furthermore there are no windows proposed in the western flank of the single storey rear extension which would offer imposing views. Therefore the amenity of the adjoining property is safeguarded.

The neighbouring property known as no. 13 Martins Close is not liable to suffer from any impact in terms of light and outlook due to the positioning and spacing between the properties. In terms of privacy, there is a door serving the utility room proposed in the eastern flank, however given the nature of the room it serves it is not considered to harm the privacy of this property. Furthermore it should be noted that the application site is situated on land which slopes towards the west and it therefore lower than the neighbouring property.

The proposal is considered to adequately safeguard the amenity of neighbouring properties and is compliant with CS19 of the Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines (2020).

Parking and Highways

The proposal will result in the loss of an off road parking space in the form of a garage, however there is still an off road parking space on the drive which leads to the garage.

It is considered that a requirement to accommodate an additional parking space to replace the one lost to development would result in a loss of the soft landscaping in the front garden and so on balance the proposal is acceptable.

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 proposed extensions fail to constitute good design, lack of subservience and are an out of scale addition to the host dwelling which is harmful to the character and appearance of the original dwelling. The proposal therefore fails to comply with CS19 of the Local Plan Core Strategy 2014, SPD4 - Householder Extensions/Alterations Design Guide (2021), and Para 130 of the National Planning Policy Framework 2021.

Refusal is recommended.

(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:	5th August 2022	Dated:	13th October 2022