



Delegated Report

Application No: 20211405

Location: 10 St Johns Road, Higham, Rochester, Kent, ME3 7AB

Description: Demolition of existing rear extension, erection of a new single storey rear extension and erection of a storm porch.

Applicant: Mr Daniel Perkins

Site Visit Date: Desktop assessment

Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Application form received 11 November 2021;
Covering letter dated 11 November 2021 received 11 November 2021;
Drawing no. HHL/664-11 (Existing Plans and Elevations) received 11 November 2021;
Drawing no. HHL/664-12 (Proposed Plans and Elevations) received 11 November 2021;
Drawing no. HHL/664-13 (Sections and Details) received 11 November 2021;
Drawing no. HHL/664-14 (Standard Notes) received 11 November 2021; and
Drawing no. HHL/664-15 (Existing/Proposed Block Plans) received 11 November 2021.

Relevant Planning History

<u>Application No.</u>	<u>Description</u>	<u>Status</u>	<u>Decision</u>
20211104	Demolition of existing rear extension and loft conversion, and erection of a single storey rear extension, raising the ridge height of the roof to construct a dormer extension in the rear roof slope and 2no. dormer windows in the front roof slope with a skylight window. Erection of a storm porch.	Refused	03.11.2021

Development Plan

Gravesham Local Plan Core Strategy 2014
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 1994

T1 – Impact of Development on the Highway Network

P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF 2021 sets out that 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 First Review 1994 generally conform with the NPPF 2021, the Council will also seek to replace these saved policies via the emerging Local Plan.

Other Material Considerations

National Planning Policy Framework 2021

Section 2 – Achieving sustainable development

Section 9 – Promoting sustainable transport

Section 12 – Achieving well-designed places

Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance (SPG)

SPG2 – Residential Layout Guidelines (2020)

SPG4 – KCC Parking Standards (2006)

Gravesham Landscape Character Assessment (2009)

Technical Housing Standards – Nationally Described Space Standards (2015)

Household Extensions/Alterations Design Guide SPD (2021)

Consultations, Publicity and Representations

KCC Heritage

The site lies in an area of multi-period archaeological potential. However, it is considered unlikely that the proposed works will have a significant below-ground archaeological impact at this location and there are no further comments to make in this case.

Neighbouring properties

The application has been advertised by individual neighbour letters to 6 properties, and on site. The consultation periods expired on 7 and 15 December 2021 respectively.

No letters of representation have been received.

Local Ward Councillors were also consulted and no responses were received.

Analysis

Proposal

This application seeks permission for the demolition of an existing rear extension, and the erection of a single storey rear extension and a storm porch. This is resubmission of the 20211104 application was refused permission on 03 November 2021 on the following ground;

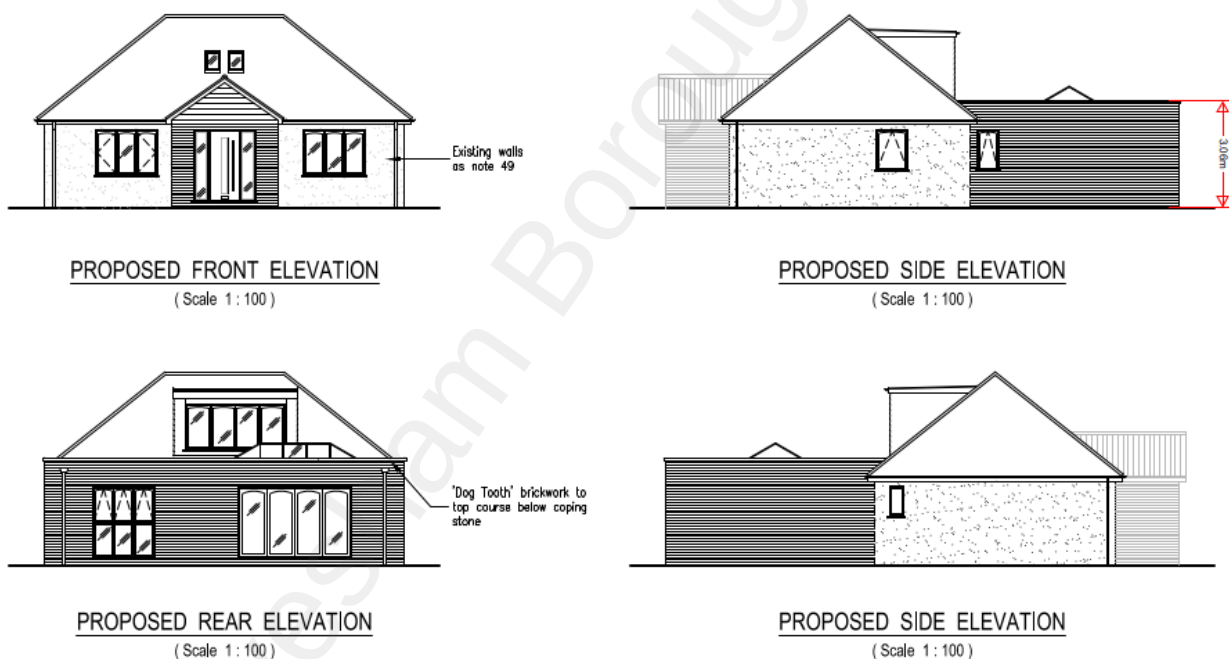
1. *The scale and extent of roof additions proposed to the property, including the raised ridge height and the incorporation of a rear dormer that is essentially a second storey with a flat roof at the rear, are poorly designed, bulky and inappropriate extensions that would be out of keeping with the character and appearance of the existing dwelling and its neighbouring counterparts. The proposal therefore fails to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework 2021.*

This resubmission has removed the roof alterations from the scheme entirely and will be proceeding with the rear extension and porch only.

An existing single storey extension will be removed to make way for the proposed extensions.

The proposed porch will be central to the front and will project forward approximately 1.8m.

The single storey rear extension will project approximately 6m to the rear across the whole width of the property and will have a flat roof (up to 3.06m) with a lantern light. It will result in a new kitchen/dining area, a lounge and a study (there will be various internal alterations reorganising the existing ground floor layout).



There will also be two new ground floor windows added to the south elevation (for a bathroom and study) and one to the north (utility). The proposed materials will include rendered and painted walls at the front, with the new extension and porch in topaz multi stock bricks. Windows will be white UPVC and doors (composite) and bifolds (aluminium) will be black.

Principle Issues

The main issues to consider in the determination of this application are the design of the proposed extensions and the impact on the character and appearance of the existing property and surrounding area, the effect of the proposal on the amenities of existing neighbouring properties, as well as whether the proposed development itself will provide satisfactory living accommodation for future occupiers, and its impact on highway safety and parking provision.

Design and Character and Appearance of Surrounding Area

Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

With regard to the impact on the landscape, Policy CS12 of the Gravesham Core Strategy 2014 is also relevant to this application, relating to green infrastructure. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment (LCA) 2009 will be taken into account in determining applications. The site is located within the Higham Arable Farmlands Landscape Character Area. However, as the site comprises an existing residential property within the rural settlement boundary of Higham, the proposal will not have any adverse impact on the landscape character of the area.

10 St John's Road is a bungalow in use as a single dwelling located in a residential area. It has a dropped kerb serving a driveway to the front, large enough to accommodate at least two cars. The property has a good size rear garden.



In terms of the proposed changes at the front of the property, the proposed porch is considered to be appropriately sized and proportionate to the dwelling, and is similar to other front extensions carried out at neighbouring properties (such as at No. 6 to the south (under application reference 19970763)).

The proposed single storey rear extension is similar in depth to the existing addition, and the properties to either side have extended with a comparable projection at the rear. Many properties on the road have also carried out similar developments, and this element of the proposal is therefore considered to be acceptable. In terms of materials, the current property has painted brickwork; this will be rendered. The proposed multistock bricks for the extensions are considered to be in keeping with the palette of materials found in the surrounding properties.

Overall, the proposed extensions are appropriate additions in terms of their size, scale and appearance, and would maintain the character and appearance of the site and street scene in general. On this basis, the proposal would comply with the requirements of Policy CS19 of the Core Strategy 2014, and paragraph 130 of the NPPF 2021.

Residential Amenity

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.

Future Occupiers

The application involves the reconfiguration and extension of the ground floor, with the proposals actually decreasing the size of the property from three to two bedrooms.

It is considered that the proposal complies with the Council's residential layout guidelines and the Technical Housing Standards - Nationally Described Space Standards in terms of the size of the proposed accommodation. The retained garden is also above the standard for a 2 bedroom house at approximately 16m deep, with an area of 209m².

There is no conflict with Policy CS19 of the Core Strategy 2014 in respect of the accommodation standards for future occupants of the dwelling.

Neighbouring Properties

The proposed single storey rear extension will be deep, but will be similar to the depth of the existing rear addition and as a single storey addition on a detached property, it would not be considered to cause any significant loss of light or privacy, nor have any dominant impact on neighbouring properties.

Whilst there is no suggestion that the flat roof of the single storey rear extension would be used as a roof terrace, there is the potential for this to happen and it would therefore be considered appropriate to impose a condition to prevent this on any forthcoming planning permission.

Overall, it is considered the proposal would have an acceptable impact on neighbouring properties in terms of outlook and privacy, and daylight and sunlight. As such, the proposal complies with Policy CS19 of the Core Strategy 2014.

Parking and Highways

The parking requirements for the property would be unaffected as a result of the proposal. There

would therefore be no conflict with Saved Policy P3 of the Local Plan 1994 and Policy CS19 of the Core Strategy 2014.

Conclusion

The proposal is considered to be acceptable in terms of the design and impact of the extension on the application building and the character and appearance of the surrounding area, and with regards to residential amenity and highway matters. The resubmission has also addressed the previous ground of refusal. The proposal would therefore comply with the requirements of Policy CS19 of the Core Strategy 2014, saved Policy P3 of the Local Plan 1994, and paragraphs 109, 130 and 174 of the NPPF 2021.

Recommendation:

Refuse.

See draft Decision.

Case Officer: Katherine Parkin	Team Leader: Faye Hobbs
Signed: <i>K. Parkin</i>	Signed: 
Dated: 20/12/2021	Dated: 21 December 2021