



Delegated Report

Householder Planning Application

Planning Application No: 20240517

Location: 15 Telegraph Hill Higham Rochester Kent

Description: Erection of a first floor rear extension to form a bedroom with a Juliette balcony at the rear and a rooflight window on the side roof slope.

Applicant: Mrs Jess Papworth

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 06/06/2024;
Drawing Number LHA(05/24)-001 (Block/Site Plan and Site Location Plan as Existing);
Drawing Number LHA(05/24)-002 (Floor Plans as Existing);
Drawing Number LHA(05/24)-003 (Elevations as Existing);
Drawing Number LHA(05/24)-004 (Floor Plans as Proposed);
Drawing Number LHA(05/24)-005 (Elevations as Proposed);
Drawing Number LHA(05/24)-006 (Roof Plans as Existing and Proposed); and
Drawing Number LHA(05/24)-007 (Block / Site Plan and Site Location Plan as Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20131108	Erection of first floor rear extension to form a bedroom.	Permitted	24.01.2014

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

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 and beautiful places

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

Parish Councillors – No comments received

Neighbouring properties

8 surrounding properties were consulted and no responses were received. The consultation period ended on 10th July 2024.

Officer's Analysis

15 Telegraph Hill is a two storey semi-detached dwellinghouse located on the Eastern side of the highway.



Design, Character and Appearance

The application proposes the erection of a first floor rear extension.

The extension will have a pitched roof and measure a maximum height of 3.85m and an eaves height of 2.55m. The extension will have a width of 4.37m and project 5.25m from the rear elevation.

The extension will create space for a larger second bedroom. There will be patio doors with a Juliette balcony to the rear elevation and a roof light to the flank roof slope. The extension will be constructed with red cedar cladding to the walls and white UPVC windows and grey roof light.

As such the proposal is not considered to be excessive in size or bulk, will be constructed using appropriate materials and is not detrimental to the host dwelling or the wider street scene, is considered acceptable in terms of design and therefore accords with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

The proposal does not look to introduce any additional bedrooms to the property or encroach on any of the private amenity space. Furthermore, the proposed room sizes are in accordance with Gravesham's Residential Layout Guidelines.

As such there are no concerns with the amenity of future occupiers and the proposal is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Neighbouring Amenity

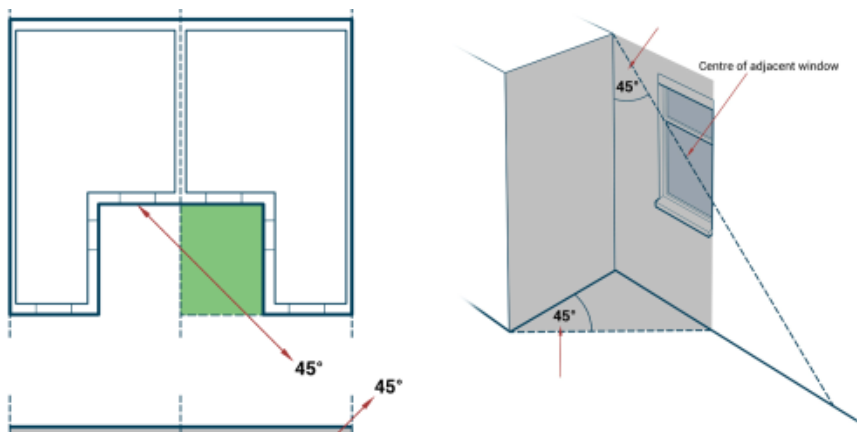
Gravesham's Householder Design Guidance states that where a proposed extension is at right angles to a neighbouring habitable window, the proposal should not be higher or wider than a 45 degree angle as shown below:

45 degree rule

This test should be used where the proposed development is at right angles to the affected window of the neighbouring property:

- Draw a line at 45 degrees upwards from the centre of the affected window.
- Draw a line at 45 degrees sideways from the centre of the affected window.

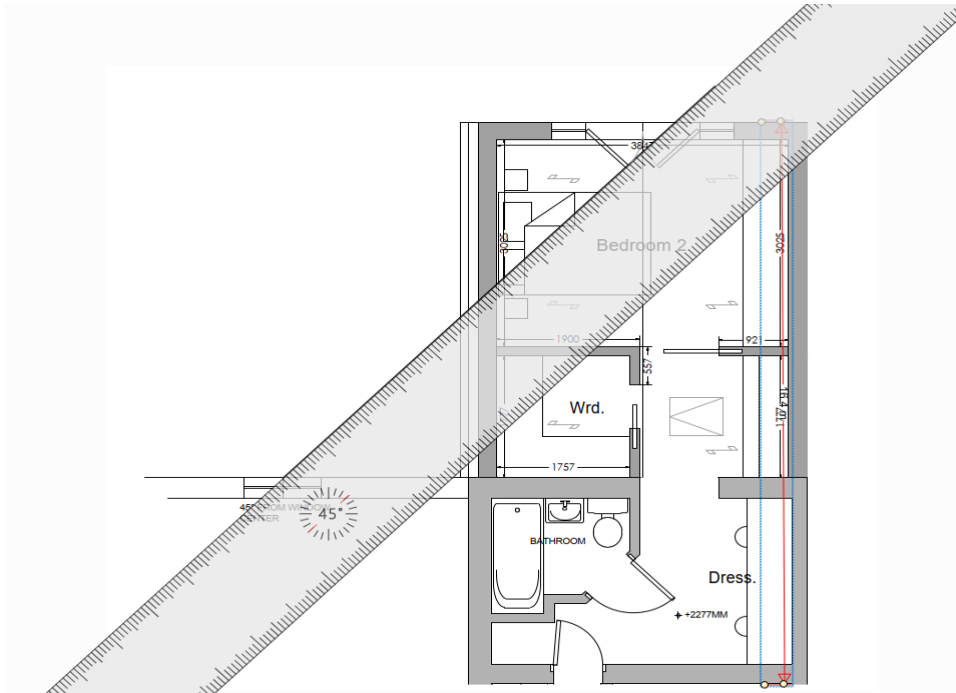
If the proposed development is both higher and wider than these 45 degree lines, there may be an unacceptable loss of daylight to the affected window.



There is a habitable windows located to the first floor rear elevation of the adjoining neighbouring property known as 13 Telegraph Hill.

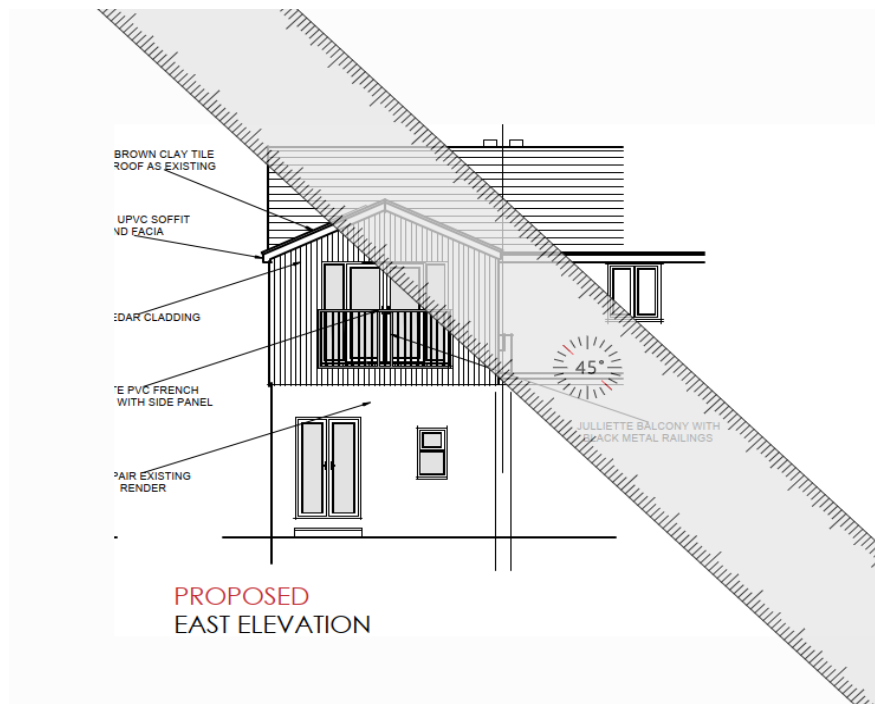
As shown below from the proposed floor plan, the proposal does not measure wider than 45 degrees and as such would potentially have a detrimental effect on the daylight and outlook to the neighbouring first floor windows.

Proposed First Floor Plan



However, as shown below, when the 45 degree rule is applied to the proposed elevation plan, it is determined that the height of the extension would not be contrary to the rule:

Proposed Rear Elevation



As such, due to the modest height of the hipped roof, the impact on daylight to the neighbouring window would be lessened and some light would still be received.

Furthermore, the neighbouring bedroom at number 13 Telegraph Hill would continue to receive a considerable amount of light and would have a sufficient outlook from the East. As such, whilst there would be a degree of loss of light and impact on outlook, it is not considered to be significant and on balance it would be unreasonable to refuse the application on these grounds alone.

Therefore, it is considered that the proposed first floor extension is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Any Other Material Planning Considerations

Landscape Character Area

The site is located within the Higham Arable Farmlands Landscape Character Area. This area is characterised 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 proposal is not considered to impact on the Higham Arable Farmlands Landscape Character Area as it is within a relatively well-developed part of the landscape.

Highways and Parking

The application does not propose any additional bedrooms and as such there are no concerns with highways and parking.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy. The proposed conversion of the existing garage to form habitable rooms will have a minimal impact of the street scene, will not detrimentally affect the existing parking arrangements and the proposed external materials will match the existing. The development will safeguard the amenity of future occupiers and will not harm the amenity of neighbouring properties.

Recommendation

Permission .

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	7 th August 2024	Dated:	7th August 2024