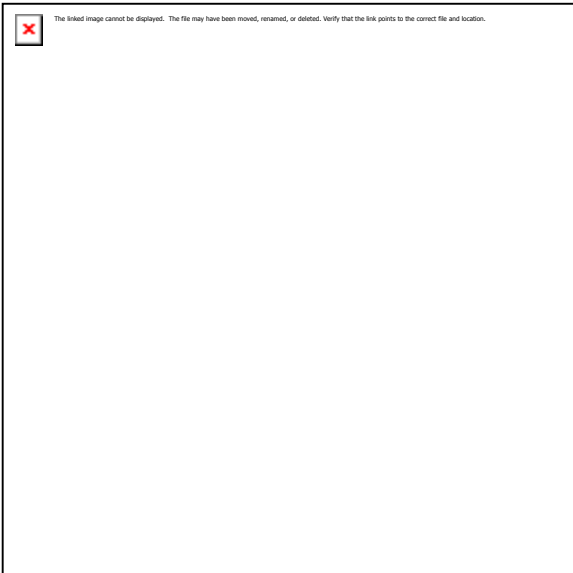




Delegated Report

Householder Planning Application

Planning Application No: 20220758

Location: 147 Lower Higham Road Gravesend Kent DA12 2NW

Description: Erection of single storey rear extension and new porch and pitched roof to front elevation

Applicant: Mr & Mrs Lucas

Site Visit Date: 21st July 2022

Submitted Documents/Plans

- Application Form
- Drawing No: 2212-PL01 (Existing Plans and Elevations)
- Drawing No: 2212-PL02 (Proposed Plans and Elevations)
- Drawing No: 2212-PL03 (Existing & Proposed Block Plans and Site location Map)
- Supplementary Information

Relevant Planning History

Reference	Description	Outcome
20220758	Erection of single storey rear extension and new porch and pitched roof to front elevation	Pending Consideration at time of this application

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 (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Householder Extensions/Alterations Design Guide (2021); and

Consultations, Publicity and Representations

Neighbouring properties

The application was advertised by way of site notice and letters to 6 surrounding properties. The consultation period expired on 12th August 2022 and no comments were received.

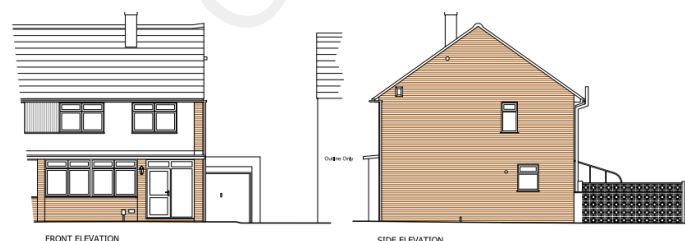
Officer's Analysis

Proposal

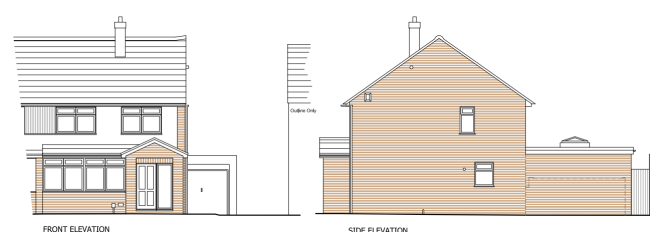
The proposal comprises two different elements. The first is the erection of a front porch and a change to the canopy roof from a flat roof to a pitched roof. The front porch will have a depth of approx. 1.3m, a width of approx. 2.5m and an overall height of approx. 3.3m. The porch will be finished with a dual pitched roof and will include window and doors in the front elevation.

The front canopy will be finished with a monopitch roof which will have an overall height of approx. 3m. The porch and canopy roof will all be finished with materials to match.

Existing Elevations



Proposed Elevations



The rear extension will have a depth of approx. 4.7m, approx. height of 3m plus a further 0.5m project for

the roof light. The extension will be full width of the house. The single storey rear extension will be built with materials to match and will be finished with a flat roof which will include a roof lantern. There will also be a bifold in the rear elevation to allow for access and views of the rear garden. The extension will be used as a kitchen diner.

Character and Appearance

The application site is a semi detached two storey house in use as a single family dwelling. The site has not been previously extended, however there is an outstanding lawful development certificate under consideration for the erection of a rear dormer at the time of this application being assessed.



The site currently has a front flat roof canopy which mirrors the canopy at the adjoining part of the semi. The front canopies are original features and a common addition in the area. The proposed monopitch roof will not be an uncommon addition in the area as there are larger examples within the vicinity.



The proposed porch is acceptably designed with a dual pitched roof and so the changes to the front elevation are considered compliant with CS19 of the Local Plan Core Strategy 2014.

Although the single storey rear extension is considered to be on the larger side with a depth of 4.7m, something larger could be approved under the prior approval route. In terms of scale on balance the extension is acceptable and will provide an additional 29sqm of living space, the original house is approx 51.5sqm. The rear extension is suitably designed and will be brick built to match the host dwelling. As the extension is not visible from a public vantage point it would not harm the character and appearance of the wider area and so there are no concerns in this regard.

Overall the proposal is considered to be adequately designed and compliant with CS19 of the Local Plan Core Strategy, and para 126 of the National Planning Policy Framework 2021 which states that *“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning*

and development process should achieve”.

Amenity of Future Occupiers

Post development there will be approx. 200sqm of usable garden area which is compliant with the requirements of SPG2 Residential Layout Guidelines and so the proposal is considered to adequately safeguard the amenity of future occupiers.

Neighbouring Amenity

The proposal is not considered to result in any material harm to 149 Lower Higham Road due to the distance between these properties and due to the fact there are no proposed windows in the flank elevation. However the existing kitchen window in the flank elevation which faces this property will no longer serve a kitchen but instead a utility and w/c and so to ensure neighbouring privacy is maintained a condition will be imposed to ensure any window which serves a w/c room is obscure glazed and top hung.

The adjoining property known as No. 145 Lower Higham Road is not at harm of impact from a loss of privacy and there are no windows proposed in the flank elevations of the extensions. The front porch is set away from this property and the change to the roof pitch would also not cause any harm. The extension situated at the rear may result in some overshadowing, however as there have been no objections to this extension and given the modest height proposed on balance it is considered this is not going to result in any detrimental impact.

Parking and Highways

The proposal will not impact any existing parking arrangements.

Conclusion & Recommendation

On balance the proposal is deemed acceptable and compliant with CS19 if the Local Plan Core Strategy and Section 12 of the National Planning Policy Framework 2021.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	18th August 2022	Dated:	18 August 2022