



Delegated Report

Householder Planning Application

Planning Application No: 20230081

Location: The Olive Tree Telegraph Hill Higham Rochester

Description: Erection of a detached double garage

Applicant: Mr Lee Nettleingham

Site Visit Date: Desktop Assessment (Previous Site Visit)

Planning Application Form; and
Drawing No. 3462 – 008 Rev B - Site Plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220663	Creation of an additional first floor level including internal alterations and erection of a front extension.	Permission	16.08.2022
20211263	Creation of a additional first floor level incorporating dormer windows to front and rear including internal alterations and erection of a front extension.	Refused	30.12.2021
19880326	Erection of single storey extensions on the east and west elevations to form conservatories.	Permission	06.06.1988
19780205	Erection of a single storey extension to form two bedrooms a lounge and a bathroom at the side	Permission	17.05.1978
19770832	Erection of an extension to the existing dwelling to form additional living room 2 bedrooms and a bathroom with self contained entrance	Refused	12.01.1978
19770136	Erection of a two storey extension at the side to form kitchen lounge bathroom and two bedrooms	Refused	21.04.1977
19580377	Site for the erection of dwelling and garage	Approved	30.07.1958
19580581	Erection of bungalow and garage	Approved	23.12.1958
19590233	Site for erection of two dwellings with garages	Approved	10.11.1959
19590242	Erection of two dwellings with garages	Approved	10.11.1959

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.

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;
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide SPD, October 2021
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

GBC – Highways Officer

I have no objections, the garage exceeds the size of the minimum requirements in SPG4.

Of more concern is the driveway as there is no visibility splay at the junction with the accessway, however this is probably outside the scope of any planning control and fortunately the access does not have a significant traffic flow given it only serves two dwellings.

Higham Parish Council

No comment received.

Neighbouring properties

A site noticed was displayed and individual letters sent to six surrounding properties, with an overall consultation period expiry of 3rd March 2023. No comments have been received.

Officer's Analysis

Site Description

The application site is north of Gravesend Road, east of Forge Lane and south of Hermitage Road and within a cul-de-sac within Telegraph Hill. It is inset from the green belt.

The host dwelling is a detached single storey bungalow which has planning permission for the creation of an additional first floor level including internal alterations and erection of a front extension (Ref. 20220663), approved 16th August 2022.

The site sits on a hill which allows for views of the property from surrounding rear gardens of neighbouring property. Access is by a single track which serves the application property and one other dwelling, Angles, which is located to the west.

The surrounding area is residential in character with varied architectural styles.

Proposal

The application seeks permission for the erection of a detached double garage, located along the far western boundary of the property. It would be set back from the front boundary by 13.89m and replaces a detached pitch roof garden building and large pergola to the front with planting.



The garage would provide ample room for two vehicles is of a barn hip roof design with additional parking to the front. The materials would be facing brickwork and grey slate roof tiles to match the main house.

Design, Character and Appearance

As noted above, the prevailing architectural character of the immediate locality is fairly mixed. The proposed garage is modest in scale and design and replaces an existing building and garden structure. Due to the location next to the boundary fence and the surrounding properties, it would not be highly visible and would not detract from the host property or the surrounding properties. As such, it is considered that the proposed garage would have a sub-servient appearance the host dwelling.

It is considered that the proposal is in accordance with Policy CS19 of the adopted Gravesham Local Plan Core Strategy (2014) and paragraphs 126 and 130 of the NPPF 2021.

Amenity of Future Occupiers

The proposal would result in parking for the occupants and the garage is set sufficiently away from the host dwelling not to result in a detrimental impact in terms of loss of light or overshadowing to any habitable rooms.

Therefore, the proposed development is not considered to harm the amenity of the future occupiers of the site.

Neighbouring Amenity

The proposed garage is located in a similar location to the existing detached garden building, pergola and parking area. It is not excessive in height and scale and would be set away from neighbouring habitable room windows.

There have been no comments received from any of the surrounding properties.

As such it is considered that the development would not result in a detrimental impact on neighbouring properties and would accord with Policy CS19 of the adopted Gravesham Local Plan Core Strategy (2014) and paragraph 130 of the NPPF 2021.

Parking and Highway safety

Saved Policy P3 of the Gravesham Local Plan First Review (November 1994) requires development to make provision for vehicle parking in accordance with the Kent County Council Vehicle Parking Standards.

The site already has sufficient parking to accord with the standards. The proposed garage would create two parking spaces with additional surface parking to the front.

It is noted that due to the location of the driveway and the boundary fence to the west, some views of the western side of the access road would be obscured. However taking into consideration that the road is only used to access the application property and the adjacent dwelling Angles, together with the slow speeds, the proposal would not result in significant highways safety issues and is therefore considered acceptable in in this instance.

Impact on Landscape

Impact on landscape - the application site is located within Higham Arable Farmlands Landscape Character Area.

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.

It is not considered that the proposed development would have a material impact on the landscape, as the site is located within the rural settlement.

Conclusion

It is considered that the proposal is in accordance with local and national planning policy and is therefore recommended for approval.

Recommendation

Permission

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

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	27 th March 2023	Dated:	28th March 2023