



Delegated Report

Application No: 20211104

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

Description: 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.

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 7 September 2021;
Covering letter received 7 September 2021;
Drawing no. HHL/664-2 (Proposed Plans and Elevations) received 7 September 2021;
Drawing no. HHL/664-3 (Sections and Details) received 7 September 2021;
Drawing no. HHL/664-1 Rev. A (Existing Plans and Elevations) received 10 September 2021;
and
Drawing no. HHL/664-5 (Existing/Proposed Block Plans) received 10 September 2021.

Relevant Planning History

There is no planning history for the application property itself, but the following are relevant:

11 St Johns Road, Higham
20160977

Construction of side gablet to existing hip, a widened rear facing dormer window, front hipped dormer window to front, installation of side Velux window over staircase and demolition of one chimney.
Permitted 13.12.2016

24 St Johns Road, Higham
20170870

Re-organisation of ground floor to enable loft conversion; erection of side and rear extension (to integrate garage for motorcycle, and kitchen and utility provision) and chalet style one-and-a-half storey rear extension; loft conversion including front and rear facing dormers and installation of Velux windows over staircase and to bathrooms.
Permitted 03.11.2017

34 St Johns Road, Higham
20140499

Erection of single storey infill extension to form kitchen, utility room and shower room/wc, alterations to gable to provide half-hipped roof, construction of a dormer extension in the rear roof slope and a dormer window in the front roof slope to provide two bedrooms, bathroom and office in proposed roof space.

Permitted 28.08.2014

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)

Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

GBC Highways Officer

The current property is three bedrooms and this will increase to four bedrooms. However, the car parking requirement is identical when considering the Kent County Council Design Guide, Interim Guidance Note 3 Residential Parking for rural areas. There are no objections.

Higham Parish Council

Objection due to over-development and not within keeping of the neighbouring properties.

Neighbouring properties

The application has been advertised by individual neighbour letters to 5 properties, and on site. The consultation periods expired on 5 and 15 October 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 loft conversion, and the 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 2 dormer windows in the front roof slope, with a skylight window. The erection of a storm porch is also proposed.

An existing single storey extension and a dormer at the rear will be removed to make way for the proposed extensions.

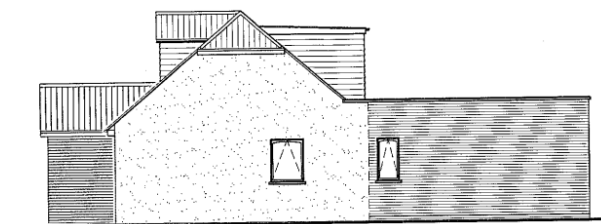
The proposed porch will be central to the front and will project forward approximately 1.8m.

The ridge over the property will be raised by approximately 0.3m. It will change from a hipped roof to a half hip. The proposed loft conversion will include two small pitched roof dormer extensions and a rooflight to the front roof slope, and a large flat roof dormer across the majority of the rear roof slope. The rear dormer will be set down from the ridge but will sit on the eaves, meeting the flat roof of the single storey extension.

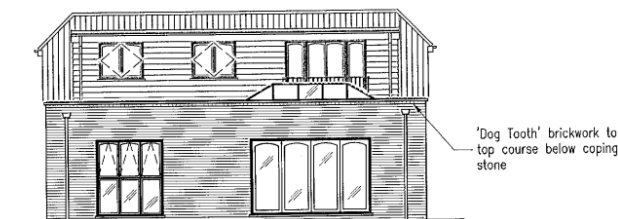
The single storey rear extension will project approximately 6m to the rear across the whole width of the property and will have a flat roof with a lantern light. It will result in a new kitchen/dining area, a lounge and a study (there will be various internal alterations reorganising the existing ground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



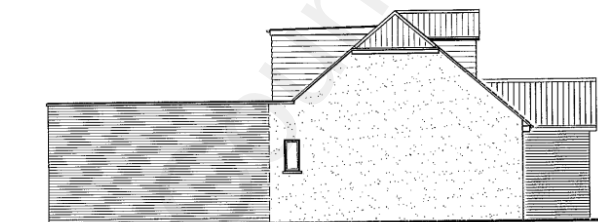
PROPOSED FRONT ELEVATION
(Scale 1:100)



PROPOSED SIDE ELEVATION
(Scale 1:100)



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION
(Scale 1:100)

The roof alterations will create two bedrooms and a bathroom, creating a total of 4 bedrooms at the property (the existing property has 3 bedrooms).

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, topaz multi stock bricks and grey roof tiles. The dormers will be grey composite cladding. Windows will be white UPVC and doors (composite) and bifold (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)).

However, in terms of the proposed roof changes, the bulk and scale of the property will be increased significantly compared to the appearance of the existing bungalow and surrounding properties. The roofs of the immediately adjacent properties are very much of the same design, with largely hipped roofs. It is recognised that the existing property has a small dormer to the rear but this is not readily visible from the street scene and the shape of the main roof remains in keeping with its neighbouring counterparts.

It is also recognised that some properties at the northern end of the road have had roof alterations, such as at Nos. 11, 24 and 34, though these are in the minority. The changes made to No. 34 are most similar to the current application proposal, as the proposal did include a half hip.

No. 34: Plans granted under 20140499



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

However, under the current application the ridge height across the whole roof would be raised (which was not part of the proposal for No. 34) and half hips added to either side – there are no detached bungalows on the road with such a roof design; all have fully hipped roofs of identical design. As the detached bungalows take up most of the width of their plots, their hipped roofs help retain a sense of space around the dwellings.

The proposed roof height and bulk would be at odds with the immediately surrounding properties. With the addition of the large rear dormer, which will extend across the whole roof, the overall scale and bulk of the roof is considered to be incongruous with the character and appearance of neighbouring properties, and the sense of space retained around them.

In addition, the proposed rear dormer will extend down to eaves level and meet the flat roof of the single storey extension at the rear, which would give the property the appearance of a full flat roof two storey property at the rear. This is completely out of keeping with the modest bungalows on this part of the road.

The proposed single storey rear extension is similar in depth to the existing addition and as the properties to either side have also extended to the rear, and many on the road have carried out similar developments, this element of the proposal is considered to be acceptable.

As the scale, bulk and poor design of the proposed roof extensions are considered to be out of keeping with the visual and spatial character and appearance of the area of the area, the proposal would fail to 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 and the extension of the first floor, with the proposals increasing the size of the property from three to four 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 4 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

As the proposed roof extensions will not extend beyond the main front and rear building lines of the existing and neighbouring properties, the proposals would not have a significant overbearing impact and there would be no overshadowing or loss of light caused to the neighbouring properties from the proposed extensions.

There would also be no window within the extended dwelling that would cause any loss of privacy.

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, 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 from happening on any forthcoming planning permission.

No neighbour representations have been received.

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

There would be an increase in the number of bedrooms at the property from 3 to 4 as a result of the proposal. The property has the benefit of off-street parking, but as there would be no change in the number of spaces required for a 4 bedroom dwelling, it is therefore considered that there would be no parking impact from the proposal. There have also been no objections in this regard. The proposal would comply with Saved Policy P3 of the Local Plan First Review (1994) and Policy CS19 of the Core Strategy 2014.

Conclusion

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.

Recommendation:

Refuse.

See draft Decision.

Case Officer: Katherine Parkin	Team Leader: Faye Hobbs
Signed: K. Parkin	Signed: 
Dated: 03/11/2021	Dated: 04 November 2021