

Delegated Report

Householder Planning Application

Planning Application No: 20230275

Location: 20 Ash Crescent Higham Rochester Kent

Description: Demolition of the existing conservatory and garage and erection of a single storey rear extension.

Applicant: Mr Ian Pearce

Site Visit Date: 27.03.23

Preliminary Matters

It was unclear from the proposal how many bedrooms the property has. As such, the agent was contacted on 05.05.23 and confirmed that 20 Ash Crescent is a two bedroomed property. In addition, plans showed inconsistencies relating to the width of the extension. The agent was contacted on 09.05.23 regarding this and revised plans to address these discrepancies were accepted by the Local planning Authority on 10.05.23. The revised plans showed the garage was to be demolished and as such the description was amended to reflect this change, reconsultation was carried out, and an extension of time (until 02.06.23) was agreed to determine the application.

Submitted Documents/Plans

Application Form;
Site Location Plan (received on 22/03/2023);
Block Plan – Existing (received on 22/03/2023);
REVISED Block Plan – Proposed (received on 10/05/2023);
REVISED Drawing No. 22/09/04 01 – Floor Plans – Existing and Proposed (received on 10/05/23); and
Drawing No. 22/09/04 02 – Elevations and Section – Existing and Proposed.

Superseded Plans

~~Block Plans – Proposed (received on 22/03/2023); and
Drawing No. 22/09/04 01 – Floor Plans – Existing and Proposed (received on 22/03/2023)~~

Relevant Planning History

No relevant history.

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 (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;
- 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

Local Ward Councillors

No comments.

Higham Parish Council

No comments.

Neighbouring properties

Initial Consultation; Three surrounding properties were consulted, a site notice was displayed on 27.03.23 and no responses were received. The overall consultation period expired on 21.04.23.

Re-consultation; As aforementioned above, neighbour re-consultation was carried out, and 1 representation was received. The re-consultation period expired on 24.05.23.

The representation expressed concerns relating to the removal of the existing garage, which is adjoining a neighbouring garage, including:

- The strength of the remaining garage wall (post removal).
- How the remaining wall and roof would be finished and protected.

The above is not a material planning consideration and a civil matter between relevant landowners. An informative relating to building regulations, the party wall act etc. would be added to the decision notice if permission were forthcoming.

Officer's Analysis

20 Ash Crescent is a semi-detached bungalow located to the south east of the highway.



This application proposes the demolition of the existing conservatory and garage and erection of a single storey rear extension.

Proposed Development

The development would create space for internal layout changes to incorporate a new utility room, relocation of the kitchen and increased floor area. The extension would have the following dimensions:

- Height 2.80m
- Depth 3.65m
- Width 6.45m

Although not explicitly stated within the description, the plans also show a proposed new window in the flank elevation to serve the new utility room.

Design, Character and Appearance

The extension will be constructed with a flat roof using appropriate external materials including brickwork and PVC windows and doors. These can be conditioned to match the existing dwelling to ensure a satisfactory visual relationship between the existing and new development.

The plans show the existing garage will be demolished in order to create space for the extension. This is not considered to cause a detrimental impact on the character and appearance of the property or wider street scene. The proposed extension is modest in height, and is overall, considered subservient to the existing dwelling. The plans show the extension would exceed the height of the existing eaves, which does raise some concerns in terms of design, but is not considered to be significant enough to conflict with local and national planning policy. In addition, the extension would not impact the character and appearance of the street scene as it would not be visible from the public vantage point. Furthermore, the new window in the flank elevation would not be detrimental to the character or appearance of the dwelling or street scene.

As such, the development is acceptable and accords with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021.)

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth. For a two bedroomed property, a depth of 7.60m is expected, along with a garden area of 37.20m. The proposed block plan shows the proposal would meet these requirements. The RLG (2020) also sets out required room sizes, and the proposal is considered to adhere to the guidance.

Overall, the proposed development is considered to provide acceptable room sizes and garden space to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Neighbouring Amenity

As aforementioned and addressed above, one neighbour response was received during the reconsultation process. This was not considered to be a material planning consideration. However, the proposal has been assessed in terms of neighbouring amenity below.

The new window in the flank elevation will serve a utility room, which is a non-habitable room. Notwithstanding the above, it is noted that this new window would face towards an existing flank window located at number 22. As such, the new window would need to be conditioned to be obscure glazed in the interest of neighbouring amenity, and in order to ensure privacy is protected.

The proposal is unlikely to result in a sense of enclosure, loss of light, or impact the privacy or outlook of neighbouring properties. A high wall runs along the rear of the shared boundary with number 22, and number 18 has an existing conservatory. In addition, the extension will be single storey.

As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Highways and Parking

There are no highways or parking concerns that arise as a result of this proposal. There is an existing hard standing area located to the front of the property.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of archaeological potential. However, a single storey rear extension is unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 3 area, however, the proposal is unlikely to pose an issue with regards to this constraint.

Landscape Character Area

The site is 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. The proposed development is not considered to detrimentally impact the landscape character area and is in accordance with policy CS12 (LPCS) (2014).

Conclusion

The proposed single storey rear extension will be constructed using acceptable materials and is subservient to the existing dwelling. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours.

The application has been fully considered and is in accordance with local and national planning policy.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Miss Faye Hobbs
Signed:	L Hankin	Signed:	
Dated:	25.05.2023	Dated:	25 May 2023