



Delegated Report

Householder Planning Application

Application No:	20211098
Location:	1 The Larches, Higham, Rochester, Kent, ME3 7NQ
Description:	Erection of a single storey side and rear extension with mono pitched roof with skylights.
Applicant:	Mr David Corcoran
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

Application Form - dated 28/08/2021;
Drawing no. DC/744 - Existing Site Plan, Block Plan and Floor Plans;
Drawing no. DC/745 - Proposed Block Plan and Floor Plans;
Drawing no. DC/746 - Existing Elevations;
Drawing no. DC/747 - Proposed Elevations.

Relevant Planning History

Application No.	Description	Status	Decision
19900133	Erection of two storey rear extension to form enlarged kitchen with bedroom over.	PERMITTED	29.03.1990

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)

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

Supplementary Planning Guidance

- SPG 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 (2021)
- Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Internal consultees

No comments received.

External consultees

KCC - Heritage - The site lies within an area of multi-period archaeological potential, however, I consider it unlikely that the proposed works will have a significant archaeological impact and have no further comments to make in this case.

Neighbouring properties

A notice was displayed on site 7th October 2021.

In addition, four surrounding properties were consulted and no representations were received. The consultation period expired 5th November 2021.

Officer's Analysis

1 The Larches is a large detached property located on the corner of the junction between Hermitage Road and the Larches. The property benefits from a generous plot, has a large driveway and detached garage. It is access by pedestrians from steps and a small path up to the entrance. The property was previously extended by two storeys at the rear in 1990 (ref. 19900133).



Design, Character and Appearance

Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area.

This application proposes the erection of a single storey, part width, infill extension at the rear. The extension will have a mono-pitched roof and will have the following dimensions:

- Depth - 4.2m
- Width - 3.08m
- Height (max) - 3.9m
- Height (eave) - 2.45m

It will have the same depth as the existing two storey rear projection. There will be two velux windows within the roof slope, as well as a door and window on the flank wall. The extension will accommodate the new kitchen and involve a reorganisation of the internal rooms, creating space for a new utility room. It will be finished using mixed materials of hanging tiles and facing brickwork, matching the existing dwelling.

Overall, the proposed extension is considered to be good design, is not excessive in size or bulk and is located at the rear of the property. It will be constructed using matching materials and will not impact on the street scene. As such, the proposal is considered to be in accordance with Policy CS19 (LPCS) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The proposed development provides acceptable living conditions that safeguard the amenity of existing and future occupiers in accordance with Policy CS19 (LPCS).

Neighbouring Amenity

The development will not cause any detrimental impact on the amenity of the neighbour in terms of loss of light, sense of enclosure or outlook. As such, the application is considered to safeguard the amenity of the adjoining properties in accordance with Policy CS19 (LPCS).

Parking and Highways

There is no impact on parking or highways as a result of this proposal, sufficient space is available on the driveway for vehicular parking.

Any Other Material Planning Considerations

Impact on the Landscape - In addition to being inset from the Green Belt, the property 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 small rear extension hereby proposed does not project beyond any principle elevation of the property and will not impact on the Higham Arable Farmlands Landscape Character Area. Therefore, the proposal is in accordance with Policy CS12 (LPCS).

Conclusion

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

The extension is not excessive in size or bulk, will not extend beyond any principle elevation of the dwelling

and will be finished using matching materials. It will therefore have no detrimental impact on the character or appearance of the street scene. Furthermore, the development will safeguard the amenity of future occupiers and neighbouring properties, nor will there be any highway issues or impacts on the landscape.

As such, it is recommended that planning permission is granted.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	30 th November 2021	Dated:	1 December 2021