

Delegated Report

Planning Application

Planning Application No: 20230543

Location: Gable End, Watling Street, Higham ME2 3UQ

Description: Erection of a rear covered pergola.

Applicant: Mr And Mrs Marc and Vicki Sandall

Site Visit Date: Various

Submitted Documents/Plans

Application form
Planning Statement
Drawing no. HHL/629-20 (plans and elevations)
Drawing no. HHL/629-21 rev C (block plan)

Relevant Planning History

20210584	Retrospective application for erection of a two storey side extension, single storey rear extension, installation of rear dormers and conversion of the roof space to form habitable rooms.	Refused, appeal allowed	24.06.2021
20200769	Application for non-material amendment to planning permission reference number 20190358 to allow removal of tiles over entrance, removal of mock tudor timbers and replace with off white render and a change of tiles to stone black.	Refused	25.08.2020
20200718	Retrospective application for the retention of a detached outbuilding in the front garden comprising of a garage, gym, shower and kitchenette at ground floor with office in the loft space.	Permitted	23.09.2020
20190809	Erection of a detached garage at the front of the property.	Permitted	25.10.2019
20190358	***REVISED PLAN*** Erection of two storey side extension, single storey rear	Permitted	16.07.2019

extension and construction of four dormer windows in the rear roof slope and conversion of the roof space into habitable rooms.

19800160	Erection of detached garage and shed at the side single storey rear extension to form enlarged dining room	Permitted	15.04.1980
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Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 12 – Achieving 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);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Neighbouring properties

The application has been advertised by site notice and individual letters to five neighbouring properties. No letters of representation have been received.

Officer's Analysis

Proposal

This application seeks planning permission for the erection of a rear covered pergola (the application is partially retrospective as work has started but is not yet complete). The pergola projects approx. 4.3m and will be 7.45m wide. It will be approx. 3.7m high. The pergola will have one solid wall along the boundary with the attached neighbour and open sided on the other two elevations. It will be coloured grey and will have a flat roof. It is to be used as a covered area so the garden can be used all year round.

NB: The applicant has stated it is a non-permanent structure but it is permanent as far as planning legislation is concerned as it will be in situ for more than 28 days.

Design, Character and Appearance

The application site is located within a rural settlement inset from the Green Belt where the principle of development is considered acceptable. The dwellings to this side of the road are mixed in design and type and sit within generous plots.

The property has been considerably extended in recent times including to the rear. The addition of the pergola results in a total rear projection of approx. 10m from the original rear wall. The pergola has a lower roof height than the existing extension and will not extend across the entire width of the property. Whilst it is large, particularly in addition to the existing extension, in the context of the size of surrounding houses, and the host rear garden, on balance, it is not considered harmful in terms of character and appearance.

The site lies within the Higham Arable Farmlands Landscape Character Area. The proposed pergola is attached to the main house to the rear and therefore not readily visible from the wider landscape setting. On this basis, no concerns are raised with regards to the impact on the landscape.

The proposed pergola therefore accords with policies CS12 and CS19 of the Gravesham Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2023.

Amenity of Future Occupiers

The proposal will not result in the substantial loss of garden space and the remaining garden will still meet the adopted standards in terms of size.

Neighbouring Amenity

The pergola is located adjacent to Knightswood to the east of the application site. This property has a modest rear extension to the original dining room. The windows, doors and bay window serve one space. The pergola will extend beyond the rear elevation of this property by approx. 7m and will be approx. 3.6m high with a flat roof.

In terms of loss of sunlight, the property faces north and any additional loss will occur after midday. The pergola is approx. 1.6m higher than the existing fence which will already cause shading to the rear patio of this dwelling. Any additional loss of sunlight will not be significant as the house and fence already cast shade onto the patio area. In terms of daylight, there are two windows, a door and bay window serving this rear room. Again, due to the single storey nature of the development and flat roof, any loss of outlook and daylight would be minimal over and above the existing situation. No windows are proposed in the flank wall and therefore there will be no loss of privacy to this neighbour.

Chestnut Lodge is to the west of the site away from the pergola and therefore will suffer no detrimental impact in terms of loss of amenity.

The proposed pergola therefore accords with policy CS19 of the Gravesham Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2023 with regards to amenity.

Parking and Highways

The proposed pergola will have no impact on the number of bedrooms or the provision of off road parking; therefore no objections are raised on highways grounds.

Conclusion

The proposed pergola will have no significant detrimental impact on the character and appearance of the area, amenities of the occupiers of the dwelling or neighbouring properties, parking or highway safety and therefore accords with the abovementioned policies and is recommended for approval.

Recommendation:

Permit

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

Case Officer:	Mrs Alison Webster	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	11 September 2023	Dated:	11th September 2023