

Delegated Report

Application No: 20211581

Location: 2 Martins Close, Higham, Rochester ME3 7HE

Description: Application for variation of condition 2 attached to planning permission reference no. 20210942 for erection of a single storey side extension and a single storey rear extension to allow the rear wall to be moved back to avoid drainage pipes, adding 90cm to rear extension.

Applicant: Mrs Suzan Ataseven

Site Visit Date: Desk based.

Submitted Documents/Plans

The application comprises the following documents and plans:

Application form received 24 December 2021.
Drawing no. AWA/1074/05 (proposed block plan) received 4 January 2022.
Drawing no. AWA/1074/02 (existing block plan) received 4 January 2022.
Drawing no. AWA/1074/02 (proposed elevations) received 4 January 2022.
Drawing no. AWA/1074/03 (proposed floor plans and sections) received 4 January 2022.
Drawing no. AWA/1074/01 (existing plans) received 4 January 2022.

Relevant Planning History

20210942	Erection of a single storey side extension and a single storey rear extension.	Permission	15.09.2021
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Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Design & Development Principles

Paragraph 33 of the National Planning Policy Framework (2021) sets out 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 1st Review (1994) generally conform with the National Planning Policy Framework (2021), the Council will also seek to replace these saved policies via the emerging Local Plan.

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- T1 – Impact of Development
- P3 – Vehicle Parking Standards

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- Technical Housing Standards – Nationally Described Space Standards (March 2015)
- Housing Standards Policy Statement (1st October 2015)
- Landscape Character Assessment (2009)

Consultations, Publicity and Representations

KCC Heritage

No comments.

Highway Development Management Officer (from 20210942)

The potential number of bedrooms will increase by one so an extra parking space is desirable.

Neighbouring properties

The application has been advertised by site notice and press notice and individual letters sent to four neighbouring properties. One objection received. Main concerns:

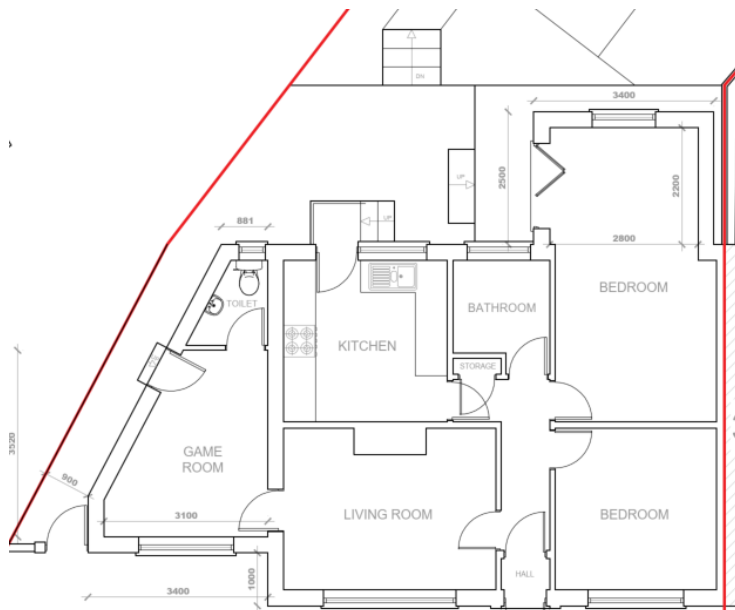
- The side extension will create another entrance to the property and contains a toilet that could be converted into separate living accommodation
- The new rear extension would become a new living room
- The rear extension is higher than the neighbours and the side bifolds will overlook neighbouring properties
- parking

Analysis

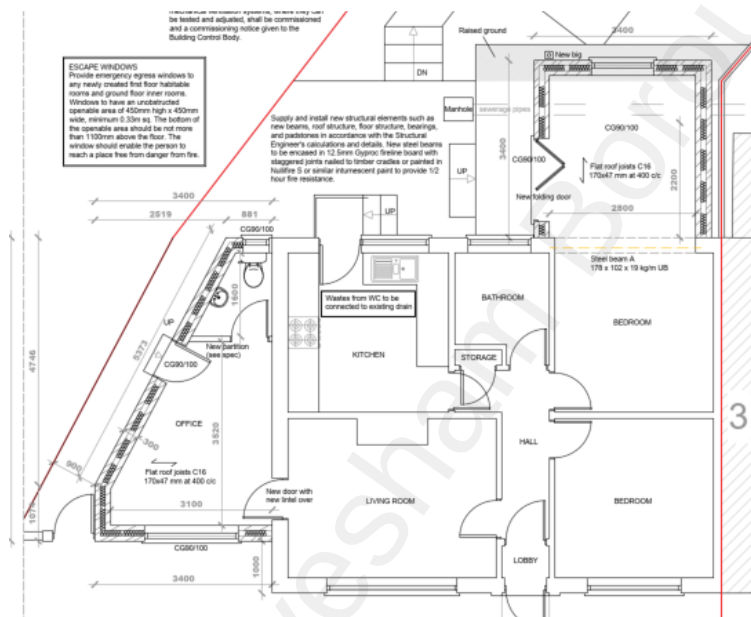
Proposal

This application seeks a variation of condition 2 attached to planning permission reference no. 20210942 for erection of a single storey side extension and a single storey rear extension to allow the rear wall to be moved back to avoid drainage pipes, adding 90cm to rear extension.

20210942 granted permission for the following development:



This current application seeks permission for the below:



The difference between the two plans is the extent of projection of the rear extension being increased by 0.9m. The width, height and window position will remain the same. The side extension also remains the same although it is now labelled 'office' rather than 'games room'.

Character and Appearance

The application site is located within a village location inset from the Green Belt where the principle of development is acceptable. The site is also located adjacent, but not within, a Conservation Area. The site is located within a cul-de-sac of mid 20th century bungalows. Most have generous front gardens with off road parking.

The application site is a semi-detached bungalow close to the entrance to the cul-de-sac. There is a garage to the rear which once would have taken access from Gore Green Road. The land to the

rear slopes down to the north. The rear garden is arranged over a few levels as it slopes down.

The proposals remain the same as already granted permission save for the extent of projection of the rear extension being increased by approx. 0.9m. On this basis, to avoid repetition, only this alteration will be assessed.

The proposed additional projection is considered minimal and only 0.4m deeper than what could potentially be built under permitted development. Whilst it will be visible from the rear of other properties, the existence of single storey rear extensions is a common feature and the additional depth will not appear out of character.

The site is located within the Higham Arable Farmlands Landscape Character where the guidelines are to restore and create. The extensions are located to the rear of a small enclave of houses within the village and therefore the proposals will not impact on the surrounding landscape character.

In terms of the street scene, the proposed development is considered to comply with the objectives of Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

Amenity of Future Occupiers

The proposed extensions will result in a reduction in garden space however, the remaining garden will still meet the adopted Residential Standards for a two bedroom and three bedroom property.

Neighbouring Amenity

To the rear the neighbouring property has a similar extension in terms of height and design:



The proposed extension will project further to the rear than this however, due to the presence of boundary treatment and the single storey nature of the development, no loss of outlook or daylight will occur. No windows are proposed facing this property and therefore there will be no loss of privacy. Due to the path of the sun there will be no loss of sunlight for this neighbour.

There are neighbours to the south of the site at a lower level. They are located away from the proposed rear extension and the additional depth will have no detrimental impact in terms of loss of outlook, daylight or sunlight. The bi-fold doors were proposed in the previously approved

application and are proposed in the same position within this application. There is boundary treatment between these properties of fencing and planting and the properties are orientated differently. The bi-fold doors will not result in any significant loss of privacy for any neighbouring property.

The proposed extension therefore complies with the objectives of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021.

Parking and Highways

The application property does not have any off-road parking spaces. However, it does benefit from a rear vehicular access and garage that appears to be unused. This access is not ideal and would not be encouraged to be resurrected. The proposed side extension will provide for a games room that could be reasonably converted to a bedroom. This would result in the dwelling having three bedrooms. As this is not currently the intention and there is a garage and access to the rear is it not considered reasonable to impose a condition to provide off road parking. On balance, the proposal is therefore accepted in terms of parking and highways safety.

The proposal therefore complies with Policies CS11 and CS19 of the Core Strategy 2014 and Saved Policy P3 of the Local Plan 1994.

Conclusion

The proposed increase in depth of the rear extension will have no detrimental impact on the character and appearance of the area, residential amenity, parking or highway safety and therefore accords with the above-mentioned Policies and is recommended for approval.

Recommendation:

Permit

See draft Decision

Case Officer: AW	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 23 February 2022	Dated: 23 rd February 2022