



Delegated Report

Householder Planning Application

Planning Application No: 20250010

Location: 13 Steadman Close Higham Rochester Kent

Description: Demolition of existing garage and porch and erection of a two storey side extension, single storey rear extension, two dormer windows and rooflight in front roof slope, one dormer window in rear roof slope, alterations to fenestration including relocation of main front door from side to front elevation.

Applicant: Mr C Rayfield

Site Visit Date: Previous application ref. 20231030

Submitted Documents/Plans

- Application form;
- Drawing no. P01 Rev. P1;
- Drawing no. P02 Rev. P2;
- Drawing no. P03 – Rev. P1; and
- Drawing no. P04 Rev. P2.

Relevant Planning History

Reference	Description	Decision	Decision Date
20231030	Demolition of existing garage and porch and erection of a two storey side extension, single storey rear extension, one dormer window in the front roof slope and alterations to fenestration including relocation of main front door from side to front elevation; demolition of existing shed and erection of outbuilding in of rear garden to form an annexe ancillary to the existing dwelling.	Permitted	14.02.2024
20030943	Application for a Lawful Development Certificate in respect of the proposed erection of a single storey rear extension to form study, utility room and shower room.	Certificate Granted	10.12.2003

Development Plan

Gravesham Local Plan Core Strategy (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 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG 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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

GBC Environmental Protection

As Ward Councillor, please note that I have no objections providing the Borough Council is satisfied that the development does not contravene any green belt status or materially impact on the amenity of the adjoining neighbouring properties.

KCC Heritage

The site lies within an area of multi-period archaeological potential. However, based on existing Historic Environment Record data for the area and the relatively limited extent of the proposed works adjacent to the existing building, I consider it unlikely that these proposals would have a significant below-ground archaeological impact and have no further comments to make in this case.

No response from:

- Higham Parish Council
- Dickens Country Protection Society

Neighbouring properties

12 surrounding properties were consulted with an overall consultation expiry date of 03.02.2025 – no responses received.

Officer's Analysis

The application site consists of a two storey semi-detached dwelling situated on the eastern side of Steadman Close. It has a detached garage with a gated access between the garage and the dwelling

providing access to the rear garden. There is an existing outbuilding at the rear of the garden in use as an annex. The site is located in Higham a rural settlement inset from the Green Belt and in the Higham Arable Farmlands Landscape Character Area.

Planning permission was granted on 14 February 2024 under application ref. 20231030 for ‘Demolition of existing garage and porch and erection of a two storey side extension, single storey rear extension, one dormer window in the front roof slope and alterations to fenestration including relocation of main front door from side to front elevation; demolition of existing shed and erection of outbuilding in of rear garden to form an annexe ancillary to the existing dwelling.’

The proposal subject of this current application is for ‘Demolition of existing garage and porch and erection of a two storey side extension, single storey rear extension, two dormer windows and rooflight in front roof slope, one dormer window in rear roof slope, alterations to fenestration including relocation of main front door from side to front elevation’.

The proposed scheme is the same as approved under application ref. 20231030 except that an additional dormer and a rooflight are proposed in the front roof slope and a dormer is proposed in the rear roof slope. The annex approved under ref. 20231030 has been constructed so is not included.

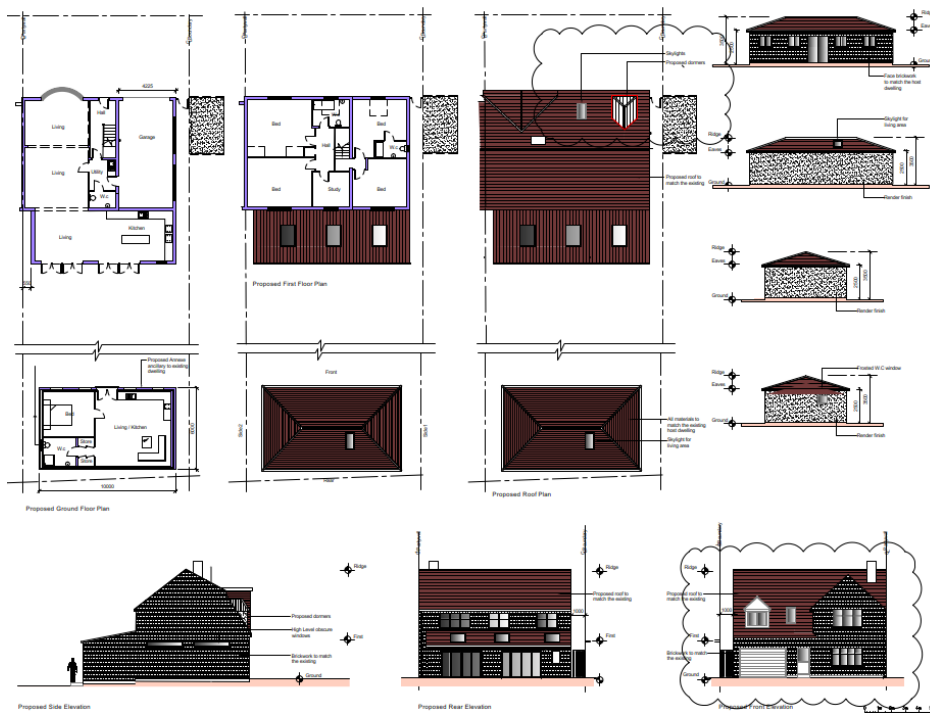
The existing detached garage would be removed and the two storey side extension erected, it would be 4.2m in width, extend the full depth of the dwelling and be the same height as the host dwelling, 8m. The single storey rear extension would be 3.9m, the full width of the dwelling including behind the two storey side extension and 3.5m to top of the mono pitched roof. The two front dormers would be 1.7m in width and 2.3m in height. The rear dormer would be 11.1m in width and 2.2m in height. The extensions would be faced with matching brickwork and tiles.

For ease of reference the existing, approved and proposed plans are as follows:

Existing

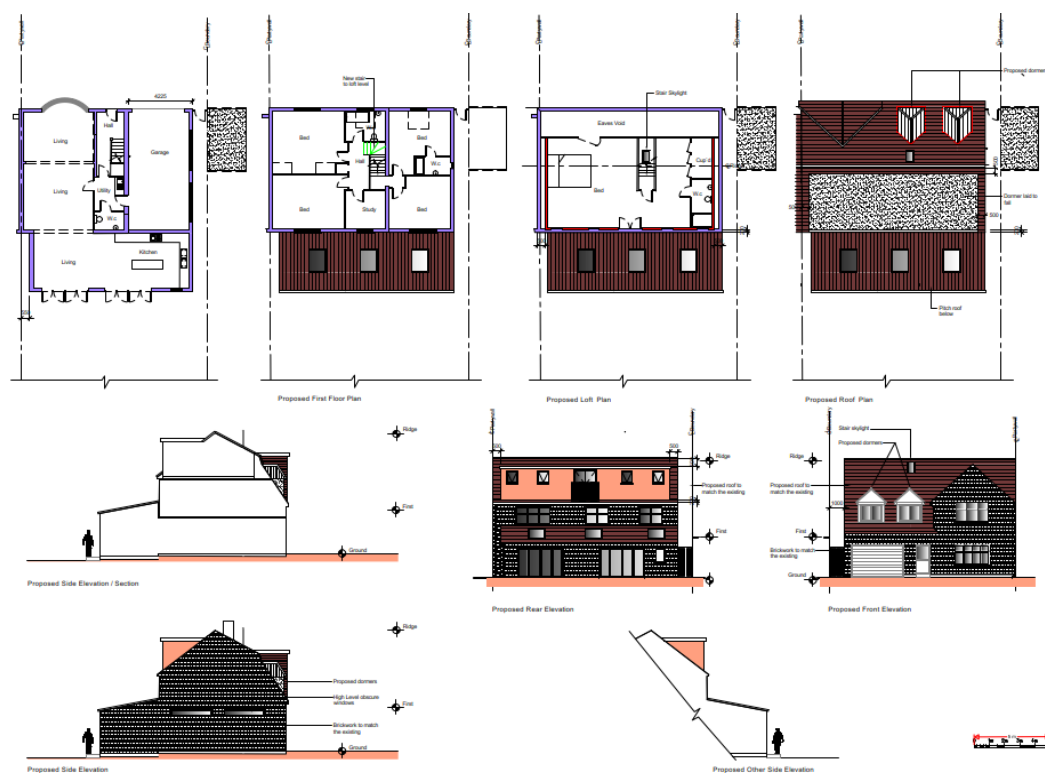


Approved (ref. 20231030)



Proposed (current application ref. 20250010)

The proposed plans are as follows:



The principle considerations in the assessment of this application are:

- Principle
- Design, Character and Appearance
- Impact on Landscape Character
- Occupier Amenity
- Neighbouring Amenity
- Parking and Highway Safety
- Archaeology

Principle

Policy CS02 (LPCS) states that in the rural area, development will be supported within those rural settlements inset from the Green Belt and defined in the Policies Map. This is a proposal for extensions to an existing building in the Rural Settlement Inset from the Green Belt of Higham and as such the proposed development is acceptable in terms of principle. However, it will need to be assessed to see if it is acceptable in regard to all other considerations.

Design, Character and Appearance

As stated the proposal is the same as approved under application ref.20231030 apart from the rooflight and one of the dormers in the front roof slope and the dormer extension in the rear roof slope.

The Council's Householder Extensions/Alterations Design Guide (2021) states that two storey side extensions can have a significant impact on the appearance of the street. It states that two storey side extensions should be designed in line with the following guidance. Extensions should generally aim to appear subservient to the host building by lying behind the main front building line, though where designed well or having regard to positive local character, other approaches can be supported. The height should not exceed the eaves height of the host building. Extensions should generally be no greater than half the width of the host building and the existing rhythm of the street, including for example characteristic gaps between properties, the symmetry of pairs of semi-detached homes or groups of terraced houses, should not unreasonably be interrupted and that a minimum gap of 1m should be retained between the extension and the flank boundary. Side extensions are of greater visibility, and should incorporate roof designs to reflect and generally be subservient to the main property's roof. Patterns of windows should reflect the host building and local character. There should be matching external facing materials.

In this case the proposed extension would not be set back from the main front wall or down from the ridgeline of the host dwelling. However, in this case this is considered acceptable as the property already has a projecting two storey gable feature. To then set the extension back beyond this would lead to an overly fussy front elevation. As such whilst a set back from the main front wall and a set down from the ridgeline would normally be requested, it is considered that in this case due to the existing character of the dwelling with a mansard roof and projecting gable feature, that such a set back and set down would not be appropriate here. For these reasons the extension can be accepted with no set back and set down in this case.

The eaves height of the extension would not exceed the eaves height of the host dwelling. In respect to the point on width above i.e. that extensions should be no greater than half the width of the dwelling it is noted that the proposed extension would be slightly over this but it is considered that the width does not appear overly large and that the extension would be set in 1m from the side boundary and therefore this slight extra over half of the existing width of the dwelling is considered acceptable on this occasion. The roof design would match the existing host dwelling.

The dormer in the front of the two storey side extension to serve the bedroom is acceptable and the same as approved in application ref. 20231030. The rooflight in the front roof slope appears slightly incongruous being located so high up in the roof slope almost in line with the ridgeline however, it is of a very small size.

One request that was made in previous application ref. 20231030 was to retain the existing dormer in the front roof slope over the bathroom as it is and not replace it with a new larger dormer which was proposed. The request to keep the existing dormer was requested in to reduce the prominence of the side extension which is already not set back or set down, and improve its design to help the proposal respect the character of the existing dwelling. The addition of a two storey side extension but with the retention of the existing front dormer could be seen at no. 21 Steadman Close and it was considered that this approach would be beneficial and should be replicated here. Revised plans were therefore requested to show the retention of the existing dormer over the bathroom and then have only the new dormer over the bedroom proposed. It is therefore disappointing to see that it is proposed to remove the existing front dormer and replace with the dormer which was previous proposed. For the reasons as before this is considered unacceptable.

The relocation of the front door from the side elevation to the front elevation is considered an acceptable alteration in design terms.

The proposed single storey rear extension would be the same depth as the existing single storey rear extension and just continue along behind the proposed two storey side extension continuing the existing mono pitched roof form. It would have matching materials to the host dwelling and is considered acceptable in scale and design.

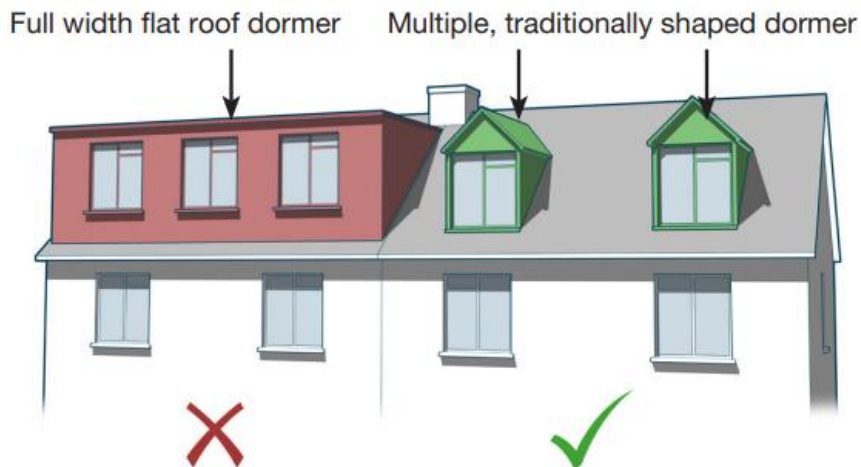
In respect of the proposed rear dormer, the Council's Householder Extensions/Alterations Design Guide (2021) states the following advice in respect of rear roof extensions:

Rear Roof Extensions

10.9 Whilst in many instances, rear roof extensions can be undertaken without permission under permitted development, these can and have had a harmful effect on roofscapes. When assessing planning applications, a high standard of design shall be required. Rear roof extensions and alterations should be set away from the gables, hips, eaves and ridge of a property and follow the guidance below:

- **Height:** Should be lower than the existing ridge-line, and original ridgeline treatment should be retained.
- **Massing:** Should not wrap around two-sides of a hipped roof unless in special circumstances where it can be justified; this will be judged on a case by case basis. Dormers should not overwhelm the roof slope within which they are to be placed.
- **Alignment of Windows:** Should include window position and design which reflects the position, design and character of windows to the lower levels of the host original building.
- **Detail:** Large blank facades on dormers can have an overbearing appearance and will not generally be acceptable.

In respect of this guidance, although the dormer would be set down from the ridgeline, in from the sides of the roof and up from the eaves this is all to a fairly minimal amount due to the size of the dormer which would extend across the majority of the rear roof slope. The original ridgeline would be retained. In respect of massing it is considered that the dormer extension would overwhelm the rear roof slope. It would extend across virtually the whole of the rear roof slope leaving only a tiny amount of the roof slope visible around the edges. The dormer would also not only extend across the original roof slope but would also extend over into the roof slope of the proposed two storey side extension. Due to its size the dormer does not respect the scale or character of the host dwelling. The windows in the dormer do not align with the windows below in the rear elevation and do not match their design or character being different size and shapes and style of openings. The guidance provides a diagram showing that full width flat dormers are not acceptable as they are out of character in terms of scale and design:



Full width flat dormer is both out of character in terms of scale and design whereas multiple, traditionally shaped dormers compliment the property.

This is the type of dormer which is proposed here except even longer.

As such the proposed rear dormer extension by virtue of its scale and design would be an overly dominant addition which would overwhelm the rear roof slope and not be respectful to the scale or character the host dwelling but would cause harm to it. Due to its location on the rear it would not impact on the streetscene.

In summary, the proposed two storey side extension, front dormer over the bedroom and rooflight, single storey rear extension are considered acceptable in design terms and are the same as approved under application ref. 20231030. The proposal to replace the existing dormer over the bathroom with a larger dormer is not considered acceptable (with the previous application being amended to remove that element and retain the existing dormer) and nor is the proposed rear dormer extension. As such in respect of design, character and appearance the proposal is considered contrary to Policy CS19 (LPCS) and section 12 of the NPPF (2024).

Impact on Landscape Character

The application site is located in the Higham Arable Farmlands Landscape Character Area and as such, Policy CS12 (LPCS) is relevant. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment will be taken into account in determining applications.

The area the site is located within an area of planned residential roads within Lower Higham with a number of dwellings, it is fairly built up and not particularly rural in character inside this area. Given this context it is therefore considered that there would be no adverse impact on the landscape character. As such, the proposal would be compliant with Policy CS12 (LPCS) and section 15 of the NPPF (2024).

Occupier Amenity

The proposal would increase the dwelling from a three to a five bedroom dwelling. The rear garden area between the rear extension and the annex would be 259 sq. m and the rear garden depth from the rear extension to the annex would be 20m; the garden area and depth would therefore exceed the minimum standards as set out in SPG2 (2020) for a dwelling with four or more bedrooms.

In respect of the two new bedrooms in the extension, the front bedroom at first floor would be 13.8 sq. m, the rear bedroom at first floor would be 13.1 sq. m and bedroom at second floor level would be 55.4 sq. m. The new bedrooms therefore exceed the minimum standard for a double bedroom as set out in the Technical Housing Standards (2015) of 11.5 sq. m.

In respect of occupier amenity the proposal is considered compliant with Policy CS19 (LPCS).

Neighbouring Amenity

Due to the distance of the proposed two storey side extension from the neighbouring properties to the north of where the extension would be, i.e. nos. 9 & 11 Steadman Close, some 14m, there would be no overshadowing, loss of light or loss of outlook to those properties. There are no windows proposed at first floor level and at ground floor level there are just two high level windows which would serve the garage, therefore no overlooking issues to no. 9 & 11 either.

Similarly, the single storey rear extension which would just continue the existing single storey rear extension across behind the proposed two storey side extension and due to its scale would have no impact on the properties to the north of where the extension would be i.e. principally no. 9 Steadman Close.

The front dormers due to their distance from the properties opposite would not impact on the amenity of any neighbouring properties.

The distance from the rear dormer to the properties to the rear would be some 40m therefore no impact with regards overlooking. The dormer would afford oblique views down into the rear gardens of the properties either side but this would not be any significantly worse than is possible from the first floor level windows.

Overall in respect of neighbouring amenity there would be no harmful impact and in regard to this matter the proposal is compliant with Policy CS19 (LPCS).

Parking and Highway Safety

The existing dwelling would increase from a three to a five bedroom dwelling. The existing detached garage would be demolished under the proposals but a new garage would be at the ground floor level of the proposed two storey side extension which would have an internal width and depth of 4m and 7.8m respectively and therefore exceed the minimum garage size as set out in SPG4(2006). The front of the property is also all hard paved for parking. There would therefore be space for some 3-4 vehicles and as such the property would achieve the maximum parking standards for a dwelling with 4 or more bedrooms as set out in SPG4 (2006). In respect of parking and highway safety the proposal is therefore considered compliant with saved Policy P3 (LPFR).

Archaeology

The site lies within an area of multi-period archaeological potential. However, KCC consider it unlikely that these proposals, adjacent to the existing dwelling, would have a significant below-ground archaeological impact and therefore have no further comments to make. Therefore, in respect of archaeology the proposal is considered compliant with saved Policy TC7 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The application is considered to be acceptable in respect of principle of development, landscape character, occupier and neighbouring amenity, parking and highway safety and archaeology. However, the proposal

is considered to be unacceptable in respect of design, character and appearance. As such the proposal is contrary to local and national planning policy.

Recommendation

Refusal

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

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	4 th March 2025	Dated:	4 th March 2025