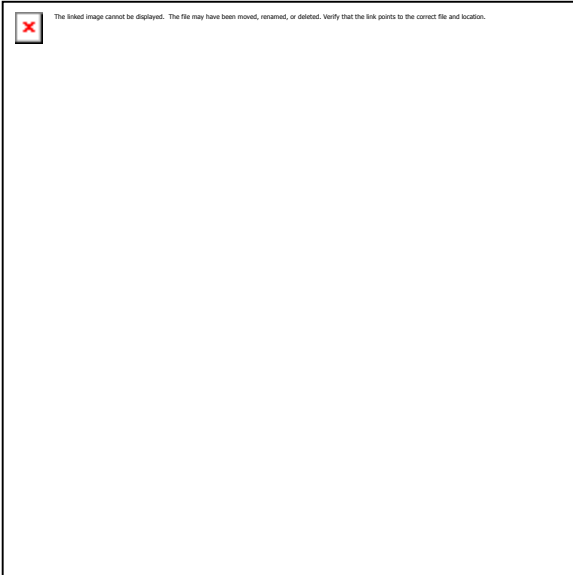




Delegated Report

Householder Planning Application

Planning Application No: 20220206

Location: 20 Walmers Avenue Higham Rochester Kent

Description: Erection of single storey rear extension, replacing the existing conservatory and rear porch, together with ancillary changes to ground floor.

Applicant: Amy Smith & Christopher Wallis

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Planning Application Form;
- Design and Access Statement;
- Drawing No. 1024 [EX] 1250 – Location Plan & Aerial Plan & Proposed Block Plan;
- Drawing No. 1024 [EX] 01 – Existing Plans Ground Floor & Roof Plans;
- Drawing No. 1024 [EX] 02 – Existing Elevations Side, Front & Rear;
- Drawing No. 1024 [EX] 03 – Existing Elevations Sectional Elevation;
- Drawing No. 1024 [GA] 01 – Proposed Plans Ground Floor & Roof Plans;
- Drawing No. 1024 [GA] 02 – Proposed Elevations Side, Front & Rear; and
- Drawing No. 1024 [GA] 03 – Proposed Elevations Sectional Elevation.

Relevant Planning History

Application Ref. No.	Description	Status	Date
20201200	Conversion of part of the existing garage to create a one bedroom annex.	Permission	14.01.2021

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)

- 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;
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide SPD, October 2021
- Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

KCC – Heritage Conservation (E & W)

The site lies within an area of multi-period archaeological potential. However, I consider it unlikely that these proposals, immediately adjacent to the existing dwelling, would have a significant below-ground archaeological impact and have no further comments to make in this case.

Higham Parish Council

No comments received

Higham Ward Councillors

No comments received

Neighbouring properties

Consultation was by way of the displaying of a site notice and individual letters sent to 3 surrounding properties with an overall consultation expiry date of 25th March 2022. No comments has been received.

Officer's Analysis

Proposal

The application seeks permission for the erection of single storey rear extension, replacing the existing conservatory and rear porch, together with ancillary changes to ground floor. The extension would project 5.17m from the rear of the principle rear elevation, be 5.18m wide and 3.64m in height from the natural ground level, with a flat roof and 2no. rooflights. The proposal would replace the existing conservatory and porch and would provide an open plan kitchen/living/dining area.

Design, Character and Appearance

The application site is within a rural settlement inset from the Green Belt and within the Higham Arable Farmlands Landscape Character Area as designated by the Local Plan.

The extension would be located to the rear and not visible from the streetscene or public vantage points. There are other examples of rear extensions of varying designs within the area and the proposal replaces existing rear projections.

Overall the extension to the main dwelling appears appropriate and would respect the character of the host property.

The materials, at large, are consistent with the existing dwelling.

Amenity of Future Occupiers

The proposed extension is considered appropriate to the scale of the original building and the size of the plot. The amount garden space retained at the site is generous and sufficient private amenity space would be retained at the site.

Neighbouring Amenity

In terms of neighbouring amenity, the proposed extension would not project further to the rear than the rear projections of either adjacent dwelling and would not have any side facing windows. The proposal does include replacement steps and platform, however, given the height, projection and the distance between the adjacent properties, it is considered that there would be minimal harm in terms of overlooking and loss of privacy.

Impact on Landscape

Impact on landscape - the application site is located within Higham Arable Farmlands Landscape Character Area.

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.

It is not considered that the proposed development would have a material impact on the landscape, as the site is located within the rural settlement.

Parking and Highways

The proposal would not result in any additional bedrooms and the property benefits from a substantial driveway to the front, therefore there are no objections in this regard.

Conclusion

Overall, the rear extension is considered appropriate and proportionate to the host property. The amenity of future occupiers and neighbouring properties is safeguarded. The proposal is in accordance with Policy

CS19 of the Local Plan Core Strategy 2014 and the NPPF 2021.

Recommendation

The application is recommended for approval.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	21 st April 2022	Dated:	22nd April 2022