

Delegated Report

Householder Planning Application

Planning Application No: 20230968

Location: 9 The Adelaide Higham Rochester Kent

Description: Erection of a two-storey side extension.

Applicant: Mr M Richardson

Site Visit Date: 16.10.2023

Submitted Documents/Plans

Application Form dated 14/09/2023;
OS Plan – received 05/10/2023; and
Floor Plans, Elevations and Block Plans (Existing and Proposed) – received 18/09/2023.

Relevant Planning History

Reference	Description	Decision	Decision Date
19840923	Erection of two storey extension at the side to form kitchen and porch with bedroom at 1st floor level	Permitted	19.12.1984
19750398	Erection of 72 two storey four person dwellings and garages	Permitted	08.07.1975

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 (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 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

Consultees

Ward Councillors – No comments received

Neighbouring properties

3 surrounding properties were consulted and a site notice was displayed on 16.10.2023. No responses were received and the consultation period ended on 30.10.2023.

Preliminary Matters

The plans provided show the existing rear extension to be extended by approx. 0.5m. As the Council is not minded to permit this application, no further clarification was sought on this matter.

Officer's Analysis

Design, Character and Appearance

9 The Adelaide is a two storey semi detached dwellinghouse located on the Southern side of the highway. The property has previously been extended by two stories to the side. There is a projection to the rear elevation for which there is no planning permission.



The application proposes the erection of a two-storey side extension.

The proposed two storey side extension looks to create space for a large entrance hall with WC to the ground floor and for a larger fourth bedroom with en-suite to the first floor.

The extension will have a pitched roof to match the existing. It will be set down from the host roof by 0.65m and set back from the front elevation by 1.5m. The extension will project approx 6m from the existing flank elevation, and span approx 6.4m across. There will be an additional window to the flank elevation at the first floor to serve the bedroom and an additional window at the ground floor the hallway, along with a window to the front elevation at ground level to serve the WC. The proposed extension will be built with materials to match the existing house.

As set out by Gravesham Householder Extensions/Alterations Design Guidance SPD (Design SPD) (2021), two storey side extensions can have a more significant impact on the appearance of the street and specifically, in terms of design:

- Patterns of window should reflect the host building.

As shown in the image below, the proposal does not introduce a window to the first floor level of the front elevation:

Existing Elevation	Proposed Elevation
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As such, it is considered that the design does not reflect the window alignment at first floor level of the existing elevation, contrary to Gravesham Householder Extensions/Alterations Design Guidance.

The application site is set in a prominent corner location, with the flank elevation fronting the streetscene of The Adelaide, as shown in the images below:

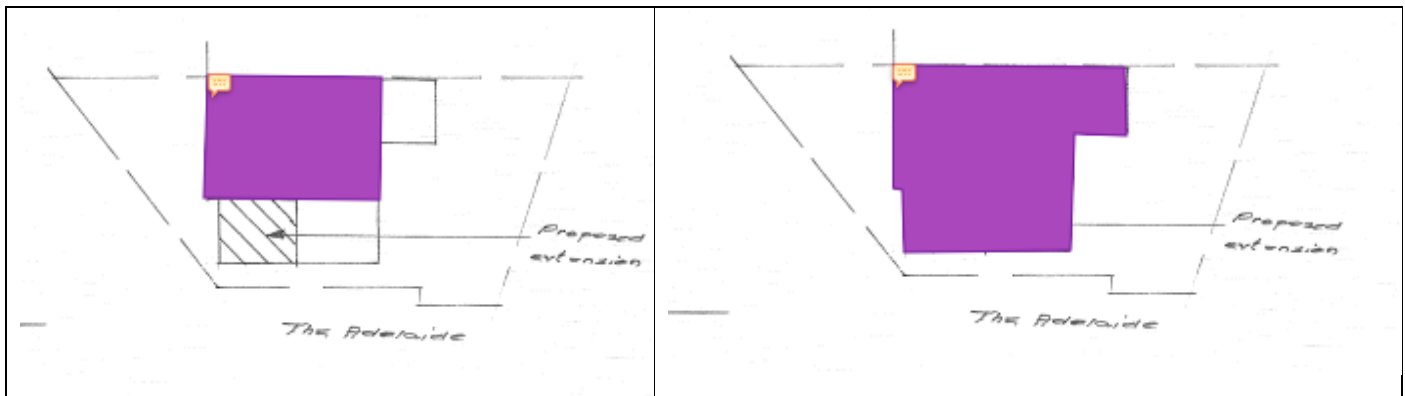


Whilst the proposed extension is set back substantially from the front elevation, it is to be set in line with the existing two storey side extension, permitted under application 19840923 which fronts The Adelaide street scene. As such, the proposed extension will create a large, oppressive end wall which is considered to be detrimental to the existing street scene and leaves a lack of defensible space between the property and the public highway.

Therefore, due to its prominent corner location and absence of set back from the existing two storey extension, the application is considered to be detrimental to the existing street scene.

Furthermore, the host dwelling, has an original footprint of 41.73m². The application site has already been extended to the rear by one storey and to the side by two storeys. Taking these existing enlargements and the proposed extension into account, the dwelling would have a combined footprint of 71.18m².

Original Footprint	Proposed Footprint
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As such, due to the large increase, it is considered that the footprint of the proposed and existing extensions are an overly dominant addition which would not be subservient to the scale of the host dwelling or garden and therefore detrimental to the original dwelling.

Overall, it is considered that that the proposed two storey side extension, by virtue of its design in terms of its prominent corner location and window alignment and it's scale in terms of its footprint and would be an overly dominant addition that would not be subservient and would be out of keeping with the scale, character and appearance of the host dwelling and detrimental to the surrounding street scene. Therefore, the application is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

Gravesham's Residential Layout Guidelines (RLG) (2020) state that a 4-bedroom property should have a minimum depth of 10m and useable area of 100m².

9 The Adelaide is a four-bedroom property. The application does not look to increase the number of bedrooms at the property and the proposed two storey side extension does not encroach on the rear amenity space.

The amenity space measures 65.6msq and 8.11m at its greatest depth. As such, whilst the amenity space at the property is below the recommended guidelines, as the application does not propose an increase in the number of bedrooms or change in the size of the rear garden, it would be unreasonable to refuse the application on these grounds.

Neighbouring Amenity

The development will not have any detrimental impact on the amenity of neighbouring properties in terms of overlooking, outlook or sense of enclosure.

The proposed two storey side extension is set away from neighbouring property known as 10 the Adelaide. Therefore, in terms of loss of light, the proposal is not excessive in size and is not considered to result in any significant overshadowing for the neighbouring properties.

Overall, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 with the NPPF (2023).

Any Other Material Planning Considerations

Landscape Character Assessment

The site 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 two-storey side extension is not considered to impact on the Higham Arable Farmlands Landscape Character Area as it is within a relatively well-developed part of the landscape.

Conclusion

It is considered that that the proposed two storey side extension, by virtue of its design in terms of its prominent corner location and window alignment and it's scale in terms of its footprint and would be an overly dominant addition that would not be subservient and would be out of keeping with the scale, character and appearance of the host dwelling and detrimental to the surrounding street scene. Therefore, the application is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2023).

Recommendation

Refusal

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	20th November 2023	Dated:	21st November 2023