



Delegated Report

Householder Planning Application

Planning Application No: 20221110

Location: Higham Post Office 2 Hermitage Road Higham Rochester

Description: Erection of a side extension to the ground floor and rear extension to the first floor with additional roof lights in the loft and bedroom

Applicant: Mr Z Fazal

Site Visit Date: 17/11/2022

Submitted Documents/Plans

Application Form

22/389/01 – Existing Ground Floor and Location Plan

22/3889/02 A – Existing First Floor Plan and Elevations

22/289/03 – Existing Ground Floor Plan

22/389/04 -Proposed First Floor Plan

22/389/05 – Proposed Elevations

20/389/06 – Proposed Roof Plan

20/389/07 – Existing and Proposed Block Plan

Relevant Planning History

Reference	Description	Decision	Decision Date
20200694	Erection of a single storey side extension, new boundary hedge to Hermitage Road boundary, widen side access, new patio and ancillary works.	Permitted	11/09/2020
20190405	Demolition of the existing single storey shop and the development of a new ground floor shop with two residential units at first floor level, the extension of the ground and first floor to the Post Master's flat, development of a new garage to the front of the shop and a new wall to the east side of the Post Office, alterations to the pedestrian access to the Post Master's flat and associated works.	Permitted	19/06/2019
19840611 (GR/84/611)	Erection of two storey detached dwelling with integral garage and formation of vehicular access and formation of 4 no vehicle parking spaces on the Hermitage Road frontage	Permitted	29/10/1984
19830897 (GR/82/0978)	Outline application for erection of a two storey dwelling with garage and formation of a new vehicular access	Permitted	23/03/1984

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 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network

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)

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision-making
- Section 15 – Conserving and enhancing the natural environment
- Section 12 – Achieving sustainable development and 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);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

The consultee and neighbour expiry period ended on 8th November.

Consultees

Ward Councillors: No response received

Parish Council: No response received

Neighbouring properties

3no. surrounding properties were consulted, and no responses were received.

Officer's Analysis

Description of site

This application relates to a dwellinghouse, incorporated into the Higham Post Office building.

It had planning consent to rebuild the post office under planning reference 20190405. As it exists the work has been started and at the point of the site visit was almost completed. The existing dwellinghouse uses render with slate roof tiles and felt to the flat roof aspects and UPVC framed windows.

Proposal

This application seeks planning consent to erect a single storey side extension to 'Square off' and enlarge the existing kitchen and a first-floor rear extension to enlarge the existing bedroom (Bedroom 1) at first floor. The proposed materials would be render, slate and single ply roof membrane and upvc framed windows.

Summary Information

	Proposed Ground Floor Extension (m)	Proposed First Floor Extension (m)
Max height	3.14	7.5
Max eaves height	N/A	5.7
Max Width	0.7	4.9
Max Depth	3.7	3.9
Floor Area	2.59 metres squared	19.11 metres squared

Principle of Development

This application is located inside the Higham Rural Settlement Inset from Green Belt., where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development.

However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Landscape Character Area, Amenity of Future Occupiers and Residential Amenity of neighbours.

Design, Character and Appearance

The proposed extension would be rear located, it would not be visible from the front public highway to the west. Whilst this property is located at a curve in the road there is potential for the development to be visible from the north (Hermitage Road). However, there are tall hedges at this boundary and the extension would be 13.5m from the highway and so any visibility would be minimal and restricted to long views of part of the first-floor extension. As such the impact on the character of the area and the streetscene would be minimal.

The proposed extensions would not result in a significant increase in floor space and the use of flat roof at the single storey and pitched roof at first floor would appropriately reflect the existing dwellinghouse in both height, eave height and design. The proposed materials would also be reflective of the main dwellinghouse.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2021) in terms of design, character and appearance.

Landscape Character Area

The proposal is for extensions and alterations to an existing property which is located in a built-up rural settlement inset from the Green Belt. Although the proposed development would increase the size of the property, it would still retain as a very open site due to the size of the plot and the surrounding garden and as such the proposed development would not be detrimental to the open, rural landscape character of the surrounding area. In respect of landscape character, the proposal is therefore considered compliant with Policy CS12 (LPCS).

Amenity of Future Occupiers

The existing dwellinghouse contains two bedrooms. The proposed extensions would not create any new rooms within the dwellinghouse. The purpose would be to enlarge the existing kitchen area and bedroom on the first floor.

The rooms meet the required minimum space standards and would continue to have adequate rear garden depth and area as per SPG2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020.

Neighbouring Amenity

The closest residential neighbours are 4 Hermitage Road to the East and Upshire House, 1 Hermitage Road to the North.

4 Hermitage Road is situated at a perpendicular angle from the subject dwellinghouse, with its frontage facing north and its entrance located on Hermitage Road. As it exists the first-floor elements of the subject dwellinghouse are located 8.8m from this neighbour's property and the single storey element 5.7m away. The proposed works would decrease the distance between these neighbours to 5.6m at ground and first floor. Given the reasonable distance between the properties and the lack of new openings directly facing this neighbour's plot, it is not considered that the proposed works would significantly impact this neighbouring dwellinghouse.

The proposed extensions would be unlikely to impact Upshire House given the 15.5 metres distance between the existing buildings which would be unchanged as a result of the addition and that there is an existing road lying between the sites.

No neighbour representations have been received.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Any Other Material Planning Considerations

Conclusion & Recommendation

The proposed development complies with all relevant national and local planning policies. The recommendation is to approve.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	17 th November 2022	Dated:	18 November 2022