



Delegated Report

Householder Planning Application

Planning Application No: 20221209

Location: 137 Lower Higham Road Gravesend Kent DA12 2NH

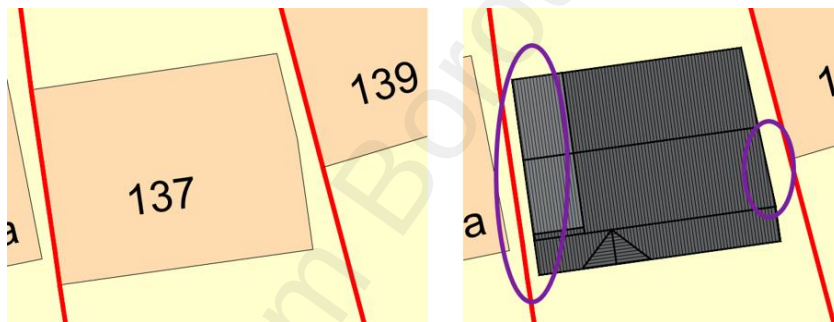
Description: Erection of a first floor side extension along with a single storey front infill extension.

Applicant: Mr Lewis Brown

Site Visit Date: 08.12.22 and 15.12.22

Procedural Matters

It was noted the proposed block plan originally submitted appeared to show a gap would be introduced:



There were also some other plan concerns that required amendment/clarification. Therefore the agent was contacted; and revised plans were received on 11.01.23. As a result of these revisions, some reconsultation was required and as such an extension of time was requested and agreed until 07.02.23.

Submitted Documents/Plans

Application Form;

Drawing No 001 REV A – REVISED Block Plans – Existing and Proposed with Site Location Plan (received 11.01.23);

Drawing No 002 REV A – REVISED Elevations and Floor Plans – Existing (received 11.01.23); and

Drawing No 003 REV A – REVISED Elevations and Floor Plans – Proposed (received 11.01.23).

Superseded Plans

~~Drawing No 001 REV A – Block Plans – Existing and Proposed with Site Location Plan;~~

~~Drawing No 002 REV A – Elevations and Floor Plans – Existing; and~~

~~Drawing No 003 REV A – elevations and Floor Plans – Proposed.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20211543	Erection of a rear dormer, skylight windows to front roof slope, conversion of loft to habitable rooms and associated internal layout changes.	Permitted	08.02.2022

Planning History Note

It is noted that the proposed dormer and loft conversion under application number 20211543 is not shown on the plans for this application, however proposed rooflights to the front roofslope are. Whilst there are no concerns with the front rooflights it should be noted that the proposal for this application cannot be carried out independently of 20211543. As such a fresh application would be required to assess the two applications together.

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;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006); and
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments.

GBC – Highways Officer

I have no objections the property already has four bedrooms and there is no further increase in parking provision as the number of bedrooms increases.

Neighbouring properties

16 surrounding properties were consulted, a site notice was displayed on 08.12.22 and no responses were received. The overall consultation period expired on 30.12.22.

Reconsultation

16 surrounding properties were reconsulted and no responses were received. The overall consultation period expired on X.

Officer's Analysis

137 Lower Higham Road is a two storey detached property located to the north of the highway.



As previously ascertained during the assessment for 20211543, works to the (pre)existing garage and canopy were carried out without applying for planning permission:

At some point prior to 2016, the attached garage to the side was converted into habitable space and included an open porch and extended the pitch roof canopy across the whole width of the property. This was done without the benefit of planning permission.

Google Streetview (July 2012)



Google Streetview (July 2016)



The above development may now be exempt from enforcement action through the passage of time.

Proposed Development

This application proposes a first floor side extension, a single storey front extension and installation of front rooflights.

According to the drawings, the proposal will create space for an enlarged office and open plan living room area at ground floor level, and; an additional bedroom with large landing area at first floor level. Although rooflights are proposed in the front elevation, this application does not include plans for works in the roofspace, and, as aforementioned in this report, development permitted under the previous application (20211543) cannot be carried out independently of this application.

The proposed dimensions for the development are as follows:

First Floor Extension:

- 7.73m Height (Total- measured from ground to roof)
- 2.49m Width
- 7.58m Depth

Single Storey Front Extension:

- 3.50m Height
- 11.90m Width
- 1.29m Depth (at the widest point)

Existing and Proposed Elevations for this application:



Design, Character and Appearance

The single storey front extension will essentially infill the area currently covered by the existing roof canopy. It is considered to be subservient to the existing dwelling. In addition, the roof canopy has been in situ for a number of years and so the development will not harm the character or appearance of the host property or surrounding street scene.

The first floor extension is set-back from the front elevation and the revised plans show an increased set down from the roof. As such, the development is demonstrated as subservient to the existing property and as such is considered to comply with policy. Furthermore, the dwelling is not located on a corner plot and the impact on the street scene will be minimal.

There are no concerns relating to the proposed rooflight windows in the front elevations. The plans show they will not project from the roof.

The application form and plans show the proposed front facing material for the single storey front extension will be weatherboard to match the existing at first floor level, with flank walls to be brickwork to match the existing. In addition, the first floor extension will also be clad in weatherboarding to match the existing on both the front and rear elevations, with brickwork shown on the flank elevation. The existing weatherboarding has been in situ for a number of years and as such will not further impact the host dwelling or surrounding area. The plans indicate the windows, doors and roof tiles will also match the existing. Although all the materials are not explicitly listed, planning conditions will confirm that the proposed external materials will match the existing dwelling to ensure a satisfactory visual relationship between the existing and the new development.

As such, the development is in accordance with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021.)

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth, and the proposed block plan indicates the resultant garden area will comply with these requirements with a depth of 12.20m and area of 118.19sqm. The RLG (2020) also sets out expected room sizes. Two of the bedrooms are slightly under the 7.50sqm recommended for a single bedroom at 6.90sqm and 7.32sqm. The smaller bedroom is already existing, and won't be changed as a part of the application. And the other falls marginally under the RLG (2020) amount. Therefore, on balance the proposed

development is considered to provide acceptable garden and room space to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Neighbouring Amenity

No neighbour responses were received as a result of the consultation carried out for this application; however the development has been assessed in terms of neighbouring amenity below.

Due to the orientation of the first floor side extension, the path of the sun and absence of windows in the flank elevation (of both the host property and 135a), the proposal would not affect neighbouring amenity in terms of loss of light, privacy, outlook or cause a sense of enclosure.

There are no concerns with the front rooflights in terms of neighbouring amenity.

The single storey front extension will essentially infill the existing canopy roof structure, it is minimal in scale and (according to the site location plan) there is an approximate gap of 0.50m between the application property and neighbouring property 135a. This, along with the path of the sun and the extension being single storey, means there will not be a detrimental loss of light to 135a. There will be no impact on 139 as the development will be adjacent to the neighbouring garage. As aforementioned above, no concerns were raised by neighbours during the consultation period. Furthermore, no windows are proposed in the flank elevations of the extension, ensuring privacy for both neighbours, and as the extension is modest in depth it will not cause a sense of enclosure or result in a loss of outlook.

Therefore the development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Highways and Parking

As confirmed by Gravesham's Highways Officer, there are no highways or parking concerns that arise as a result of this proposal.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of multi-period archaeological potential. However, the development is unlikely to have any archaeological impact.

Conclusion

The proposed single storey front extension and first floor side extension will be constructed using acceptable materials and is subservient to the main dwelling. Furthermore, there are no concerns with the proposed rooflights in the front roofslope. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours.

The application has been fully considered and is in accordance with local and national planning policy.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
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Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	2 nd February 2023	Dated:	3rd February 2022

Gravesham Borough Council