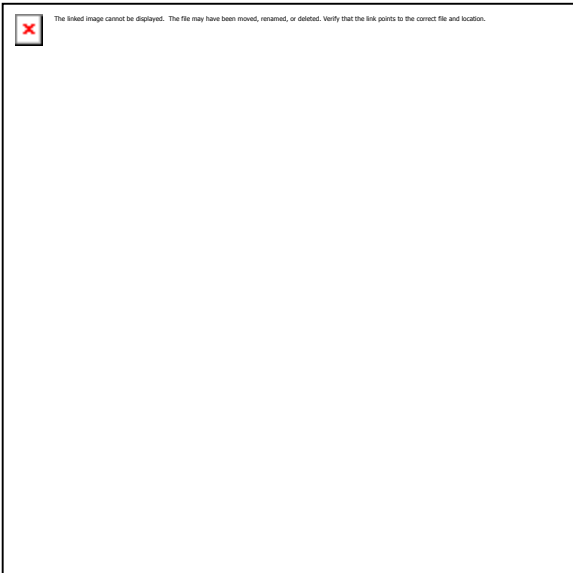




Delegated Report

Planning Application No: 20220627

Location: 5 Lake Drive Higham Rochester Kent

Description: Application for removal of condition 3 attached to planning permission reference no. 20211458 for the erection of a two storey side extension, part single/part two-storey rear extension, a single storey front extension and creation of two parking spaces to front; to allow the change of material with a render finish on the ground floor element at the rear.

Applicant: Mr Dhillon

Site Visit Date: 23/06/2022

Submitted Documents/Plans

- Application Form
- Drawing No: 001 (Approved/Proposed Elevations)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20211458	Erection of a two storey side extension, part single/part two-storey rear extension, a single storey front extension and creation of two parking spaces to front.	Permitted	17.01.2022

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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

KCC West Kent Public Rights of Way Officer

“Thank you for the above revision of the application. I have no further comments to make over the first application that I responded to as the path isn’t materially affected.”

Higham Parish Council

“Higham Parish Council are concerned regarding the application for removal of condition 3 which was included in the decision made for application reference number 20211458 and there appears to be no valid given reason for the removal.”

KCC – Heritage Conservation (E&W)

No comments received.

Dickens Country Protection Society

“The Society notes that the building, subject of the application, is a semi-detached house. In these circumstances, in the interests of good design the condition should be retained. Therefore the society objects to this application.”

Neighbouring properties

The application was advertised by way of Site Notice and Letters to 4 surrounding properties. The consultation period expired on 15th July 2022 and one anonymous comment was received. The main points raised in the comment were:

- Application will not be in Character with the surrounding properties
- The change of material is to cover poor workmanship

Officer's Analysis

Proposal

This application seeks permission for the removal of condition 3 attached to planning permission reference no. 20211458 for the erection of a two storey side extension, part single/part two-storey rear extension, a single storey front extension and creation of two parking spaces to front.

Condition 3 states as follows:

Notwithstanding the details included on the application form and approved plans the materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing dwelling.

Reason To ensure a satisfactory visual relationship between the existing and the new development in accordance with Policy CS19 of the Gravesham Local Plan: Core Strategy (2014).

The submitted application shows the change of materials for the single storey rear extension from a brick finished to a render which will match the colour of the main house, this change only applies to a small section of the ground floor eastern flank elevation. The agent has provided the below image to demonstrate the colour.



Officer's Analysis

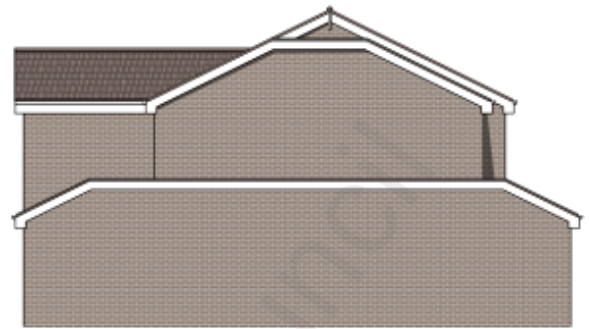
It has become clear that the works have already commenced and the area of the extension in question has been built with the use of blocks as opposed to the stated use of bricks on the original submission.

The proposed change of materials will be situated to the rear of the property and will not be visible from any public vantage point and so there is not risk of harm to the character and appearance of the surrounding streetscene.

Plans as approved under 20211458



Front Elevation (South)



Side Elevation (West)



Rear Elevation (North)

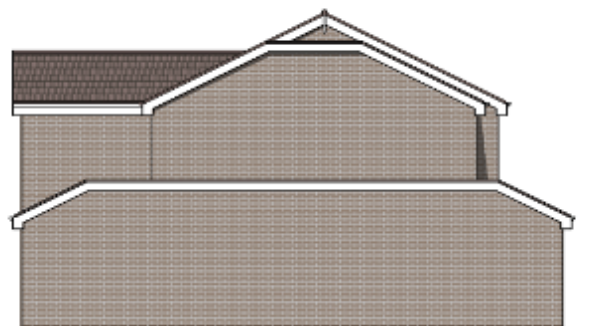


Side Elevation (East)

Plans as proposed after removal of condition



Front Elevation (South)



Side Elevation (West)



Rear Elevation (North)



Side Elevation (East)

As can be seen above, the area of change is only a small section on the eastern flank elevation only. This

element of the proposal is situated to the rear of the property and is not visible from a public vantage point and is not liable to result in any material harm to the character and appearance of the area. Therefore the removal of condition 3 for this section of the the development is deemed acceptable and applies only to this eastern ground floor flank elevation.

Neighbouring Amenity

Development should not cause demonstrable harm to the amenity of any existing residents or property such that it will materially harm their living conditions. Policy CS19 Local Plan Core Strategy (2014) requires new development to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land.

The removal of condition 3 will result in the development being finished with the use of render on a small section of a flank elevation and so there will not be any significant change apart from its appearance and so the proposal is not considered to harm the amenity of adjoining occupiers.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within the Higham Arable Farmlands Character Area, as set out in the Council's Landscape Character Assessment document.

Policy CS12 of the Gravesham's Local Plan Core Strategy Local Plan Core Strategy (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that this development would not be detrimental to the Higham Arable Farmlands Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

Due to the minimal nature of the change required it is considered that the removal of the condition is acceptable.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	20 th July 2022	Dated:	22nd July 2022