



Delegated Report

Householder Planning Application

Planning Application No: 20240181

Location: 5 Martins Close Higham Rochester Kent

Description: Erection of a single storey side and rear extension with 2 roof lights and removal of the chimney.

Applicant: Mr Marek Doyle

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Title Plan;
Site Location Plan;
Drawing Number D01 – Existing Floor and Roof Plans;
Drawing Number D02 – Proposed and Roof Plans;
Drawing Number D03 – Existing Elevations;
Drawing Number D04 – Proposed Elevations; and
Drawing Number D05 – Existing and Proposed Block Plans.

Relevant Planning History

Reference	Description	Decision	Decision Date
19870535	Erection of a single storey side extension to form a study and erection of a conservatory at the rear	Refused	04.09.1987
19820063	Erection of single storey side extension to form bedroom	Refused	07.04.1982
19800344	Erection of a single storey rear extension to form enlarged lounge utility room and dining room	Permission	24.06.1980

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 and beautiful 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)

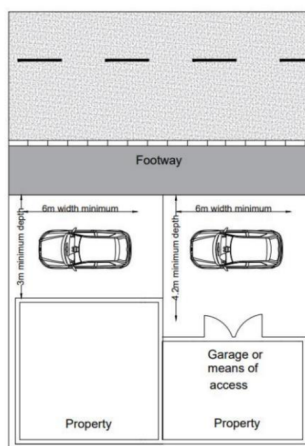
Consultations, Publicity and Representations

Consultees

GBC Highways Officer

Unfortunately, the submission is inadequate to determine the space available for the parking of cars. The property currently has the benefit of two car parking spaces and given the rural nature of the property and the fact the number of bedrooms increases from two to three, two parking spaces should be retained.

KCC Supplementary Planning Guidance SPG4 requires parking spaces to be a minimum of 5 metres deep by 2.5 metres wide increasing to 2.7 metres wide when adjacent to an enclosing boundary. However, informal guidance issued by Kent County Council does permit the length to be shortened to 4.8 metres which should be taken as the absolute minimum when parked perpendicular to the highway. The County Council's informal guidance also permits a vehicle to be parked parallel to the carriageway providing there is a minimum length of 6 metres and a depth of 3 or 4.2 metres depending on whether or not there is a door to the building.



Residential Dropped Kerb Guidance and Self-Assessment v9
www.kent.gov.uk May 2023

With an extra bedroom a cycle parking space should also be provided to comply with KCCSPG4.

Neighbouring properties

Four surrounding properties were consulted and a site notice was displayed on 7th March 2024. No responses were received and the consultation period ended on 29th March 2024.

Officer's Analysis

Design, Character and Appearance

5 Martins Close is a semi-detached bungalow in a cul-de-sac and is located within the rural settlement of Higham which is inset from the Green Belt. The property is hard standing to the front and side for off road vehicular parking. The property has previously been extended to the rear.



The application proposes the erection of a single storey side extension and a single storey rear extension which would attach to the existing rear extension.

The single storey side extension would project approx. 2.42m from the side of the existing property and project 2.69m to the rear, inline with the existing extension. It would have a flat roof with a height of 2.6m and 2no. rooflights. The extension will create space for a bedroom, shower room and utility room with single door to the side to access the rear garden.

Similar examples of flat roof side projections can be found in the immediate streetscene.

The development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

Gravesham's Residential Guidelines state that a single bedroom should have a minimum floor space of 6.5m². The proposed fourth bedroom to the side extension would have a floorspace of approx. 8.21m² which would exceed the current guidelines.

The application looks to increase the number of bedrooms at the property from two to three. Gravesham's Residential Guidelines state that property with three bedrooms should have a minimum rear garden area of 60 sq. m and a minimum depth of 10m. Post development the site will have a minimum rear depth of approx. 10.23m and an area of approx. 111m², in accordance with the suggested guidelines.

As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Neighbouring Amenity

The application introduces a non-habitable window (shower room) to the flank elevation which would have no detrimental impact on the adjacent neighbours due to facing the neighbouring garage wall only. As such there are no concerns raised with a loss of neighbouring privacy.

Furthermore, due to the modest height of the proposal and existing developments to neighbouring properties, the application is not considered to have any detrimental effects on neighbouring properties in terms of loss of light or sense of enclosure.

Overall, the development is not considered to have any detrimental impact on the amenity of neighbouring properties and is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Highways

The development would result in the loss of the parking space to the side and an additional bedroom. Whilst the Highway Officer's comments are acknowledged, it is considered that due to the size of the frontage of the property and the existing hardstanding, adequate off road parking could be provided for the property, with ample on street parking in this quiet cul-de-sac also. As such, it would not be sufficient a refusal reason in this case.

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, views out to the marshes and the River Thames in the north, and isolated farmstead and scattered properties with locally distinct styles and materials. The site is located within the Higham housing development.

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 erection of a single storey side and rear 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

The application has been fully considered and it is in accordance with local and national planning policy. The proposal is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. The development will safeguard the amenity of future occupiers and will have not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

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

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	19 th April 2024	Dated:	21st April 2024