

Delegated Report

Householder Planning Application

Planning Application No: 20211436

Location: 28 Chilton Drive Higham Rochester Kent

Description: Erection of a single storey rear extension.

Applicant: Danny Murkin

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form Received 24/11/2021;
- Site Location Map Received 24/11/2021;
- Drawing No: 028DM (Existing/Proposed, Elevations, Plans & Block Plans) Received 24/11/2021;

Relevant Planning History

Reference	Description	Outcome	Decision Date
20070836	Construction of dormer extensions in the front, rear and side roof slopes, conversion of the roof space into a bedroom and bathroom and erection of a front entrance porch.	Permitted	05.11.2007

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

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

Higham Parish Council

No comments received.

KCC Heritage - Heritage Conservation (E & W)

No comments to make.

National Grid UK

No comment Received

Environment Agency

No comments to make.

National Highways

No objections.

Neighbouring properties

The application was advertised by way of letter to four surrounding properties. The consultation period expired on 16th December 2021 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of a single storey rear extension, which will project approx. 3.8m and span the entire width of the property. The extension will be finished with a flat roof, which will have an overall height of approx. 3.2m. The extension will include a bifold door in the rear elevation and a door opening in the flank elevation. The extension will allow for the creation of a larger dining area.

Character and Appearance

The application property is a semi detached bungalow situated within a cul de sac in a rural settlement which is inset from the greenbelt.

The application property has been previously extended by way of a front porch and an extension to the roof space to allow for the creation of habitable rooms.

The proposed single storey extension will be situated away from both boundaries and will be constructed using facing brick to match the host dwelling. There are similar single storey rear extensions at adjoining

properties so the proposed addition would not be deemed out of character for the area.

The extension will be built in close proximity to an existing garage which shares a party wall with the neighbouring property. Consideration has been given as to whether a condition could be imposed to ensure the garage is not used as a habitable room in the future by way of connecting the new extension, however it is considered that such imposition of a condition is not justifiable.

The proposed extension is subordinate to the host dwelling and is considered to be acceptable in terms of design and appearance and is therefore compliant with CS19 of the Local Plan Core Strategy 2014.

Amenity of Future Occupiers

Post development there will be retention of adequate garden amenity space and the rooms are considered compliant with the Council's technical standards and so the proposal adequately safeguards the amenity of future occupiers.

Neighbouring Amenity

The proposed extension will not affect light, outlook or privacy of the adjoining occupier as there are no windows in the flank elevation which face No.26 and the extension is modest in terms of scale and height.

The neighbouring property known as No.30 is situated to the North and is not attached and is situated away from the application property so there are no concerns in terms of light or outlook. However there is a door opening in the flank elevation serving the new dining area. This door opening will not materially harm the privacy of the neighbouring property. However in order to further maintain neighbouring privacy a condition will be imposed to prevent any further window/door openings from being created without the benefit of planning permission.

The proposal is deemed to adequately safeguard the amenity of neighbouring occupiers so there are no concerns in this regards. No neighbour representations have been received.

Parking and Highways

There is no impact on parking or highways issues with this proposal. Although access to the garage is being obstructed for a car, there is parking to the front of the property for two cars which is considered satisfactory.

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 LPCS (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

The application has been fully considered and it is recommended that planning permission be granted. The proposed extension is in accordance with local and national planning policy, the development is not excessive in size, bulk or height, will be constructed in suitable materials and will have no impact on the wider street scene. Furthermore there will be no impact on the amenity of future occupiers, neighbouring

properties or the parking arrangement at the property.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	10 th January 2022	Dated:	10 January 2022