



Delegated Report

Householder Planning Application

Planning Application No: 20211263

Location: The Olive Tree Telegraph Hill Higham Rochester

Description: Creation of a additional first floor level incorporating dormer windows to front and rear including internal alterations and erection of a front extension.

Applicant: Mrs Xena Nettleingham

Site Visit Date: 14 December 2021

Submitted Documents/Plans

- Application Form;
- Existing and Proposed Floor Plans 3308-001 E
- Existing and Proposed Elevations 3308-002 Rev E
- Existing and Proposed Elevations 3308-003 Rev A.

Relevant Planning History

Application Ref. No.	Description	Decision
19580377	Site for the erection of dwelling and garage	Approved
19580581	Erection of bungalow and garage	Approved
19590233	site for erection of two dwellings with garages	Approved
19590242	Erection of two dwellings with garages	Approved
19770832	Erection of an extension to the existing dwelling to form additional living room 2 bedrooms and a bathroom with self contained entrance	Refused
19770136	Erection of a two storey extension at the side to form kitchen lounge bathroom and two bedrooms	Refused

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.

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;
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide SPD, October 2021
- Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

Higham Parish Council: No comment.

Ward Councillors: No objections, subject to development not materially impact on the amenity of adjoining neighbours.

KCC Heritage: Unlikely the proposed works will have a significant archaeological impact.

Neighbouring properties

11 surrounding properties were consulted and the overall consultation period ended on 19/11/2021. Two objections received and summarised below;

- Extension is replacing a bungalow with a very large house;
- The properties to the front and rear of the Oliver Tree are bungalows;
- The new building height would dominate and overlook gardens to the rear which are set lower down;
- Roof height would change the character of the area, obscuring the trees in the reserve and the Larkin Monument, the rural outlook would be lost;
- Creating a two storey dwelling will create loss of privacy to habitable rooms to neighbouring sites.

Officer's Analysis

Site Description

The application site is north of Gravesend Road, east of Forge Lane and south of Hermitage Road and within a cul-de-sac within Telegraph Hill.

The host dwelling is a single storey bungalow within a similarly designed dwelling at the adjoining site to the east at Angles.

The rear garden is short in depth and site sits on a hill, as a result, the application site is highly exposed to

the surrounding rear gardens of neighbouring sites which site on a lower level to the application site.

The surrounding is residential in character with varied architectural styles.

Proposal

The application seeks permission for the creation of a first floor incorporating dormer windows to the front and rear of the site. The development would also include a front extension according to the description of development.

However, the plans indicate the development would effectively result in a two storey front extension. Two west elevation, there is what appears to be a single storey addition which comprises of two bedrooms with ensuite bathrooms.

The current dwelling has 4 bedrooms, with a dining room, kitchen, garage, lounge area and utility space.

The proposed dwelling would comprise of 2 bedrooms a lounge area, a study, kitchen with separate dining room, family room, a games/cinema room and a gym on the ground floor.

The first floor would comprise of three large bedrooms each with an ensuite bathroom. Two of the bedrooms would include walk-in wardrobes.

Design, Character and Appearance

As noted above, the prevailing architectural character of the immediate locality is fairly mixed and the adjacent property at Angles is of similar design. Notwithstanding this, the application site sits on a hill and the rear of the site slopes downwards overlooking the rear gardens of the neighbouring properties. Evidently, from the site visit, the character of these properties are very different, however, given the position of the application at a higher gradient than the surrounding properties, the proposal for the additional floor/dormer extensions would result in a property that would become over dominant and overbearing.

The front of the existing dwelling measures at 5 metres in height as a bungalow and the proposed 'extensions' would increase the dwelling to approximately 9.23m in height which is almost double the height of the existing property. The scale of the dwelling to the rear is also practically twice the height of the existing dwelling.

To reiterate, the rear of the application is highly exposed to the neighbouring sites to the rear due to the position of the site on a higher ground level. The design to the rear is particularly incongruous as the first floor extension appears at odds with the ground floor and appears as two separately designed properties. The massing of the roof slope is also excessive resulting in a bulky roof design.

The LPA are the view the quantum of extensions proposed and the proposed scales are considered over dominant to the host property resulting in overdevelopment of the site. Therefore, the application is contrary to CS19 of the adopted Gravesham Local Plan Core Strategy (2014) and paragraphs 126 and 130 of the NPPF 2021.

Amenity of Future Occupiers

The proposed development is not considered to harm the amenity of the future occupiers of the site.

Neighbouring Amenity

The proposal would increase the height of the existing dwelling by the creating of the additional floor. Therefore, there would be more windows created at first floor to the front and the rear of the site. Two the rear, the site practically overlooks most of the rear gardens and it is not anticipated that the first floor windows would significantly harm the properties to the rear, in terms of overlooking.

Comments were received in terms of overlooking front the front extensions, however, given the distance from the front of the site to the neighbouring properties this is expected to be over 25m and not considered to create significant harm to neighbouring amenity.

Other Matters

It is acknowledged that pre-application advice has been sought for a similar application. However, the pre-application advice was for a front extension with alterations. The pre-application plans did not feature the rear elevations and, therefore, the full design implications of the dwelling would not be appreciated at the pre-application discussions.

Impact on Landscape

Impact on landscape - the application site is located within Higham Arable Farmlands Landscape Character Area.

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.

It is not considered that the proposed development would have a material impact on the landscape, as the site is located within the rural settlement.

Conclusion

Given the design and scale of the residential extensions and the number of alterations combined, the application is considered unacceptable, in design terms, and amount overdevelopment of the site.

Recommendation

Refusal

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

Case Officer:	Ms Genna Henry	Team Leader:	Richard Hart
Signed:	<i>G. Henry</i>	Signed:	<i>R Hart</i>
Dated:	30th December 2021	Dated:	30th December 2021