

Delegated Report

Householder Planning Application

Planning Application No: 20230409

Location: 2 Carton Road Higham Rochester Gravesend

Description: Demolition of existing conservatory and proposed single storey rear extension with additional door opening on the side elevation.

Applicant: Sam Hunter And Amy Osborn

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form;
Drawing No. S01 Rev P1 – Block Plan as Existing with Site Location Plan;
Drawing No. S02 Rev P1 – Block Plan as Proposed; and
Drawing No. S03 Rev P1 – Elevations and Floor Plans as Existing and Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20010700	Erection of conservatory at the rear; a front porch; construction of pitched roof over existing flat roof at side and single storey corner extension to form enlarged study.	Permitted	30.10.2001

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);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments.

Higham Parish Council

No comments.

Neighbouring properties

Four surrounding properties were consulted and no responses were received. The consultation period expired on 16.05.23.

Officer's Analysis

2 Carton Road is a detached bungalow located on the corner junction of Carton Road and Hollytree Drive.

Google Images



This application proposed the demolition of the existing conservatory and erection of a single storey rear extension.

Proposed Development

The development would create additional floorspace and facilitate internal layout changes to incorporate a new WC and utility room. The extension would have a pitched roof, with dimensions as follows:

- Height 5.10m
- Eaves height 3.56m
- Depth 4.50m
- Width 5.50m

In addition, a new door and two small windows are proposed in the side elevation.

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) (2014) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area.

The proposed extension has been sensitively designed to compliment the existing dwelling. It would be part width, subservient to the existing property and constructed with a pitched roof; which would be set down from the main roof slope. In addition, the proposed external materials (tiles, windows, doors, guttering and rendered walls) would all match the existing dwelling.

2 Carton Road is situated on a corner and the development would be visible from the public vantage point. There is an existing conservatory, which would be replaced with the single storey rear extension, which is considered better design, and would compliment and not overwhelm the existing dwelling. As such, the development is not considered to detrimentally impact the character and appearance of the local area, and the extension would integrate well within the surrounding area.

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 resultant garden space would exceed these requirements. In addition, the RLG (2020) also sets out expected room sizes. Utility room sizes are not specified within the guidance, however the new WC would comply with the requirements.

As such, the proposed development is considered to provide acceptable room sizes and sufficient garden 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 during the consultation process, however the development has been assessed in terms of neighbouring amenity.

The proposal would not affect neighbouring amenity in terms of loss of light, privacy, outlook or cause a sense of enclosure and therefore is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Any Other Material Planning Considerations

Archaeology

The site lies within an area of archaeological potential. However, a single storey rear extension is unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 3 area, however, the proposal is unlikely to pose an issue with regards to this constraint.

Landscape Character Area

The site is within the Higham Arable Farmlands Landscape Character Area. This area is characterised by very gently undulating topography of open arable farmland with pockets of orchards and garden nurseries. The developments spread from the original Saxon settlement of Lower Higham in the North, to more contemporary developments in the South around main road networks. The proposed development is not considered to detrimentally impact the landscape character area and is in accordance with policy CS12 (LPCS) (2014).

Conclusion

The proposed single storey rear extension is subservient to the existing dwelling and will be constructed using acceptable external materials to match the existing. Furthermore, 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
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	6 th June 2023	Dated:	12th June 2023