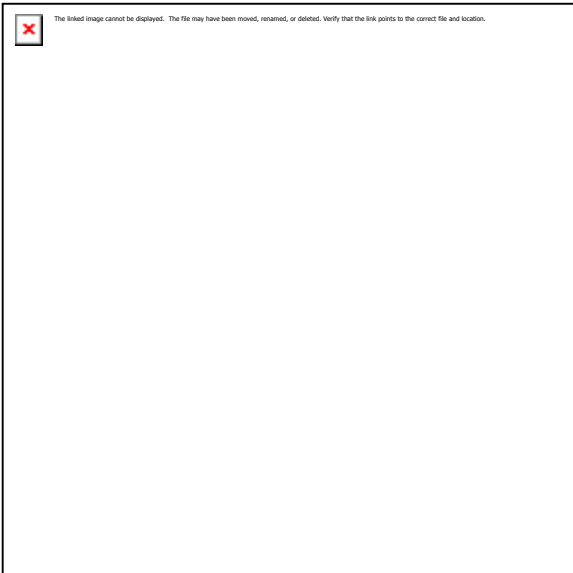




Delegated Report

Householder Planning Application

Planning Application No: 20220104

Location: 14 Reynolds Fields Higham Rochester Kent

Description: Erection of a single storey front extension.

Applicant: Mr Colin Pringle

Site Visit Date: 23rd June 2022

Submitted Documents/Plans

- Application Form
- Proposed Block Plan
- Site Location Map
- Drawing No: LCP/06/189/e (Proposed Plans and Elevations)
- Drawing No: LCP/06/189/I (Existing Plans and Elevations)
- Supplementary Information

Relevant Planning History

Reference	Description	Outcome	Decision Date
20180646	Erection of a single storey front extension.	Permitted	02.08.2018
19860434	Erection of a front porch	Permitted	02.07.1986

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 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)

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

Supplementary Planning Guidance

- SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- SPD 4- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Higham Parish Council

No comments received.

Dickens Country Protection Society

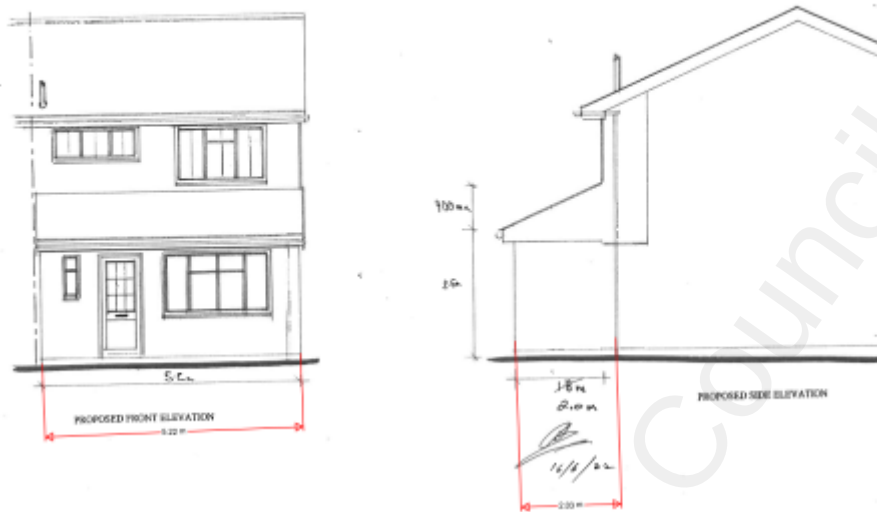
The Society would wish to object on the grounds that the extension would be in front of the building line in a prominent corner site and would be to the detriment of the street scene. This property, together with No.16, 22 and 24 already stand forward.

Neighbouring properties

The application was advertised by way of letter to six surrounding properties. The consultation period expired on 14th July 2022 and no comments were received.

Proposal

The proposal seeks the erection of a single storey front extension which will be 2.0 metres deep and 5.2 metres wide which is the full width of the existing property. It is designed with a pitched roof and does not exceed 3.5 metres in height. The proposed extension will form an entrance porch, wc and enlarged lounge.



Officer's Analysis

Design, Character and Appearance

14 Reynolds Fields is a two storey semi-detached property in use as a single dwelling. It is situated on the corner of Reynolds Fields and The Adelaide meaning the property is slightly more prominent in the street scene compared to the neighbouring dwellings. The application property has an existing porch which is to be demolished and replaced with single storey front extension.



There was a previous planning permission under 20180646 for the erection of a single storey front extension, however this has since lapsed and works not undertaken. The previous proposed extension was slightly smaller with a 1.8m projection and the current extension seeks a 2.0 meter projection.

Despite the extension increasing by 0.2m from the previously granted consent, it is not excessive in its overall size and remains subservient to the existing property. It is also not detrimental to the character of the property or the wider area. There is a similar extension opposite the application site and the adjoining property also has a large porch. Despite being positioned on a corner plot, the extension is still set back approx 1 metre from the highway and therefore will not appear as excessive in the street scene.

It is therefore considered that the proposed extension complies with Policy CS19 of the Local Plan Core Strategy 2014.

Amenity of Future Occupiers

Although the extension will result in the loss of some of the front garden area, it is not excessive and is still set back from the highway. There is still a large side garden area and rear garden also.

There are no issues of privacy or loss of light for future occupiers.

The amenity of future occupiers is considered to be safeguarded in accordance with Policy CS19 of the Local Plan Core Strategy 2014.

Neighbouring Amenity

The adjoining property no. 16 Reynolds Fields has an existing large front porch. However it is only part the width of the front elevation. As such there is the potential for the proposed extension to result in some overshadowing to the adjoining property. The proposed extension is 2.0 metres deep and when the 45 degree test is carried out, it shows that the extension may cause some overshadowing to the adjoining property. It will also result in a slight tunnelling effect to the neighbouring property but it should be noted that the proposal is not significantly larger than that already approved. No objection has been received.

The proposal safeguards neighbouring properties' privacy as there are no windows proposed in the flank elevation and a condition will be imposed to ensure the window in the front elevation which serves the w/c is obscure glazed and top hung. On balance the proposal is not deemed to result in significant material harm to warrant a refusal in terms of impact on neighbouring amenity.

Any Other Material Planning Considerations

Impact on the landscape - The application site is located within the Higham Arable Farmlands Landscape Character Area. This area is characterised by very gently undulating topography and open arable farmland. There is the original Saxon village of Lower Higham and more recent development to the south with marsh side hamlets and settlements.

Policy CS12 of Gravesham Core Strategy 2014 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 considered that the single storey extension to the front of the property will not have any detrimental impact on the landscape due to the property's location within the settlement area of Higham.

Conclusion & Recommendation

The proposal has been fully considered and on balance it is recommended that the application is approved. The extension will result in an incremental 0.2m increase in depth from what has already been approved under a previous planning consent. The proposal is in accordance with Policy CS19 of the Local Plan Core Strategy 2014.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	4 th August 2022	Dated:	05 August 2022

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Gravesham Borough Council