

Delegated Report

Householder Planning Application

Planning Application No: 20220992

Location: 8 Hollytree Drive Higham Rochester Kent

Description: Erection of dormer extensions to front roof slope and demolition of existing conservatory and erection of single storey rear extension

Applicant: Mr & Mrs Mullins

Site Visit Date: 29th September 2022

Submitted Documents/Plans

- 01 – Plans and Elevations as Existing
- 02 – Plans and Elevations as Proposed
- 03 – Site Location Plan
- 04 – Block Plans as Existing and Proposed

Relevant Planning History

Reference	Description	Decision	Decision Date
20110630	Retention of the garage conversion into storage/playroom and for occasional tutoring purposes.	TEMP	04.10.2011
20041108	Erection of conservatory at the rear.	PER	02.02.2005
20040367	Construction of dormer extension in side roof slope and conversion of roof space into a bedroom and bathroom.	PER	28.05.2004
19880789	Erection of a front porch.	PER	14.10.1988
19970222	Erection of a detached double garage at the front.	PER	24.03.1998
19820143	Erection of single storey front extension to form porch and wc and single storey rear extension to form bedroom and nursery	PER	12.04.1982
19580475	Erection of four bungalows with garages	PER	16.09.1958

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

Parish – No response received.

Ward Councillors – No response received

Neighbouring properties

4no. surrounding properties were consulted and no responses were received. The consultation period expired on 30th September 2022.

Officer's Analysis

Description of Site

This application relates to a detached bungalow, in rural settlement inset from the Green Belt. The bungalow uses painted render, concrete roof tiles and white upvc framed openings.

Proposal

The proposal is to:

- Erect 2no. dormer roof extensions to the front roof slope.
- Demolish the existing rear conservatory and erect a single storey rear extension.
- The proposed external materials are: Painted render, roof tiles and white upvc doors and windows to match existing.

Summary information:

	Existing Conservatory (m)	Proposed Extension (m)	Change +/- (m)
Max height	3.7	3.75	+0.05
Max eaves height	2.47	2.57	+0.10
Max Width	5.1	5.5	+0.4
Max Depth	4.4	4.7	+0.3

	Proposed Roof Dormers – per dormer (m)
Max height (from roof slope)	2.27
Max eaves height (from roof slope)	1
Max Width	2.4
Max Depth	2.97

Principle of Development

This application is located a rural settlement inset from the Green Belt (Higham), where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development.

However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers and Residential Amenity of neighbours.

Design, Character and Appearance

This application is located in an established residential area without additional protections to the character of the area. The proposed extension with exception to the dormers would be located to the rear, at single storey level and, so would not be visible from the front. Therefore, the impact on the character of the area would be limited. The proposed dormers would have a greater impact on the character of the area given their higher visibility and prominence from the streetscene. However, this would be fully assessed based on the scale, design and layout.

In terms of the front facing dormers, it is noted that whilst dormer projections are not a dominant feature on surrounding buildings, there is evidence of similar features, in some instances, in the wider setting. It is also noted that these dormers are multiple traditionally shaped dormers, generally designed to provide additional light into the building rather than create increased floorspace such as full width flat roof dormers and would provide more visual interest to the façade and streetscene. These dormers would therefore comply with the advice given under para 10.10 of the Householder Extensions/Alterations Design Guide 2021.

The proposed extension would replace the footprint of the existing conservatory with minor increases in width, depth, height and eave height. It would have a gable end to the rear and use of pitched sides would reduce the visual bulk and prominence of the additions. Overall, the single storey addition, would be a subservient addition. Particularly when considered alongside the removal of the existing conservatory.

Amenity of Future Occupiers

The proposed internal rooms are compliant with the requirements of SPG2 – Residential Layout Guidelines (2020).

Post development the garden will result in sufficient amenity space, larger than nearby neighbours, given its corner location and so the proposal adequately safeguards the amenity of future occupiers.

Neighbouring Amenity

There are 3 neighbours immediately adjoining the site; 10 Hollytree Drive to the north, 6 Hollytree Drive to the South and 4 Carton Road to the north east.

10 Hollytree Drive

There is approximately 3.6 metres between these dwellinghouses. The proposed replacement extension would be located to the southern side of the dwellinghouse, and other than a minor eave projection, would not be visible from this neighbour's perspective. The proposed dormers would not be large or overbearing in scale and would not be positioned in a way so as to overbear on this neighbour. There would be no additional first floor openings which would directly overlook this neighbour's private residential spaces.

6 Hollytree Drive

This neighbour is located approximately 3.1 metres from the subject dwellinghouse. This distancing would not be altered as a result of the proposed works. The proposed single storey extension would have a similar footprint to the existing conservatory with minor increase in width, depth, eave height and height. There is hedging to the shared boundary which would restrict views both of and from the proposed extension. The rooflights on the extension would be obliquely angled and so would not result in direct overlooking of this neighbour's property. The proposed dormers would be minor in scale, located away from the boundary with the shared boundary and would also not face this neighbour's property. Overall, the impact on these neighbours in terms of scale, bulk, overshadowing and overlook would be negligible.

4 Carton Road

There is approximately 35 metres between these dwellinghouses. Given the substantial distance and the context of the proposal for minor extensions, this development would not likely impact this neighbour significantly.

Conclusion & Recommendation

The proposed development complies with all relevant national and local planning policies. The recommendation is to approve.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	13 October 2022	Dated:	13th October 2022