

Delegated Report

Householder Planning Application

Planning Application No: 20240420

Location: 21 Norah Lane Higham Rochester Kent

Description: Demolition of existing rear lean to and dormer; erection of dormer extensions in front and rear roof slopes; conversion of additional roof space into habitable rooms; erection of front porch and widening of the existing hardstanding in the front garden.

Applicant: George Eghator

Site Visit Date: 09 July 2024

Submitted Documents/Plans

Householder Application for Planning Permission form;
Drawing no. 01 - WIP 3D images, existing and proposed site plans, site location plan and photographs;
Drawing no. 02 Existing and proposed layouts and elevations received 10 June 2024;
Two photographs;
Email from the agent received 12 June 2024; and
Email from the applicant received 12 June 2024.

Superseded Documents/Plans

~~Drawing no. 01 3D images, existing and proposed site plans, site location plan and photographs; and
Drawing no. 02 Existing and proposed layouts and elevations received 20 May 2024.~~

Procedural issues

Following a request from the applicant, the proposed development was amended to include the widening of an existing parking area in the front garden. The description of the proposed development was amended from 'Demolition of existing rear lean to and dormer; erection of dormer extensions in front and rear roof slopes; conversion of additional roof space into habitable rooms; and erection of front porch.' to that shown at the top of this document. The amended proposal was subject to a second round of consultation and publicity.

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure

- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- TC7 – Other Archaeological Sites

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful 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)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Higham Parish Council

No response received.

Neighbouring properties

The application was publicised to six neighbouring properties by letter. Two representations have been received and are summarised as follows;

- There is insufficient parking at the application site, which would exacerbate existing parking problems in Norah Lane.
- The existing garage is too small to accommodate a modern car.
- The proposed parking layout has insufficient depth for two vehicles.

The overall consultation period expired on 03 July 2024.

Officer's Analysis

Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the

significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

The application site is located in the Higham Arable Farmlands Landscape Character Area (LCA) and as such, Policy CS12 of the Gravesham Local Plan Core Strategy September 2014 is also relevant. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment will be taken into account in determining applications. In relation to the Higham Arable Farmlands LCA, this document states that the overall condition of the landscape is poor and that it has moderate sensitivity. It recommends that the key landscape elements in poor condition should be restored and that the whole area should be safeguarded as a prominent landscape feature in the wider landscape.

In relation to rear roof extensions, the Householder Extensions/Alterations Design Guide (2021) sets out that proposals should be set away from the gables, hips, eaves and ridge of a property; be lower than the existing ridge line and retain the original ridge line treatment; that dormers should not overwhelm the roof slope within which they are placed; and that windows should reflect the position, design and character of existing windows on the host building.

For front roof extensions, the Householder Extensions/Alterations Design Guide (2021) sets out, where there is not an existing established character of such development, front dormers will generally be unacceptable.

The proposed development would be of a design and materials that would match with the existing building and those in the surrounding area. The proposed dormers would be subservient to the existing roof and it is noted that there are a number of similar front and rear dormer extensions in the locality.

The proposed driveway would be surfaced in permeable shingle, which would be appropriate to this semi-rural location and would retain some green space, which would soften the hardstanding. In order that the details of the proposed planting are appropriate, a landscaping condition can be attached to any planning permission granted.

The application site is located in a village and the proposed development would be within an existing residential curtilage. The proposal would result in an increase in the amount of built development but would not adversely affect the overall landscape character of the surrounding area.

Overall, the proposed development would be appropriate in terms of design and would not have an adverse impact on the character or appearance of existing building or the surrounding area. Therefore, the proposal would be in line with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (September 2014) and the Householder Extensions/Alterations Design Guide SPD (2021).

Amenity of Future Occupiers

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants. In this regard, the Nationally Described Space Standards (NDSS) and the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The proposed bedrooms would exceed the minimum floor area requirements in the Nationally Described Space Standard (2015) and there would be an increase in the area of the existing garden, which already exceeds the requirement for a dwelling with four or more bedrooms in the Residential Layout Guidelines (June 2020).

It is noted that the proposal would result in the loss of a window to the utility room at ground floor level but due to this being a non-habitable room, there would be no adverse residential amenity impacts to future occupiers.

In order to prevent a loss of privacy for future occupiers, any proposed bathroom/w.c./en-suite windows

should be conditioned to be permanently obscure glazed.

The proposed development would improve the living conditions for future occupiers and as such, the proposal would not be detrimental to the amenity of future occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014), the NDSS and the RLG.

Neighbouring Amenity

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of neighbouring occupiers. In this regard, the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The closest residential properties to the application site are nos. 19 and 23 Norah Lane (located to the south and north respectively). Nos. 1 and 2 Copperfield Mews are located to the north east across the roadway and nos. 30 and 32 Chilton Drive are located to the south west.

The proposed development would introduce a number of new windows to the application property. The RLG set out that privacy distances between facing windows should be met, in order to prevent overlooking. A privacy distance of 21 metres is required for facing windows where there is no private garden area in between and a privacy distance of 26 metres is required where a private garden is within the field of view.

For the windows in the rear dormer, a privacy distance of some 50 metres would be available and for the windows in the front dormer, a privacy distance of some 26 metres would be available. As such, there would be no adverse overlooking impacts to any surrounding occupiers.

In order to prevent any future loss of privacy to neighbours, any planning permission granted should be conditioned to preclude the insertion of any windows or openings in the side elevations of the proposed development.

Due to the design of the proposed development and to the layout and orientation of the surrounding properties, there would be no adverse overshadowing or overbearing impacts to the occupiers of the surrounding dwellings.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and the RLG.

Parking and Highways

Policy CS11 of the Gravesham Local Plan Core Strategy September 2014 and Saved Policies T1 and P3 of the Gravesham Local Plan First Review November 1994 require new development to mitigate its impact on the highway and public transport networks and to provide sufficient parking in accordance with adopted parking standards.

According to the Borough Council's adopted Vehicle Parking Standards, a four or more bedroom dwelling should have three vehicle parking spaces and according to the KCC Residential Dropped Kerb Guidance and Self-Assessment document, parking spaces located perpendicular to the roadway should be a minimum of 2.4 metres (width) by 4.8 or 6 metres (depth). Six metres depth would be required if the space is in front of an access door or garage.

The application property has four bedrooms and on-site parking for two vehicles (one in a garage and one on the site frontage). It is noted that the submitted details show two parking spaces located on the site frontage. However, due to there being insufficient depth, only one car can be accommodated on the existing driveway with appropriate dimensions.

A local resident has raised concerns that the existing garage is not large enough to accommodate a modern vehicle. According to the adopted Vehicle Parking Standards, the preferred dimensions for a

garage are 5.5 metres (length) by 3.6 metres (width). The garage at the application site is 6.8 metres (length) by 2.9 metres (width). Therefore, the garage is not an ideal size but it is an existing situation.

The proposed development would result in the building having four bedrooms with an increased frontage parking area. It is noted that the submitted details show a proposed study and lounge at ground floor level, where two existing bedrooms are currently located. As the layout of these rooms would not be altered, they could still be used as bedrooms. Therefore, the proposed dwelling could have as many as six bedrooms. The widened frontage parking area could accommodate two vehicles and the existing garage would be retained, which would result in an increase of one parking space above existing and an overall on-site parking provision of three vehicles, which is in line with the adopted Vehicle Parking Standards.

Overall, it is considered that the proposal would make sufficient provision for the parking of cars within the site in accordance with the Borough Council's adopted Vehicle Parking Standards and would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P5 of the Gravesham Local Plan First Review November 1994.

Any Other Material Planning Considerations

The application site is located within an area of multi-period archaeological potential and Groundwater Source Protection Zone 3. However, as the proposed development is within the confines of an existing residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to groundwater or archaeology. As such, the proposal would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

Suggested conditions

Time Limit

Development in accordance with the approved plans

Materials to match existing

Obscure glazing to en-suite/w.c. windows

No further openings in flank elevation

Landscaping prior to first occupation

Formation and retention of widened parking area

Use of garage for parking

Conclusion & Recommendation

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	9th July 2024	Dated:	10 July 2024