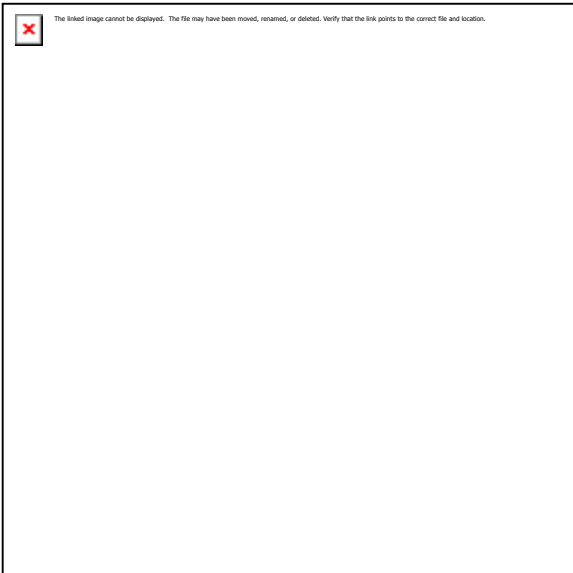




Delegated Report

Householder Planning Application

Planning Application No: 20220310

Location: 20 Irvine Road Higham Rochester Kent

Description: Erection of a single storey rear extension.

Applicant: Mrs Catherine Ody

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

- Application Form;
- Site Location Map;
- Existing Block Plan;
- Proposed Block Plan;
- Drawing No: 22/01/07 and;
- Drawing No: 22/01/07.

Relevant Planning History

No relevant planning history.

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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

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

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Higham Parish Council

No comments received.

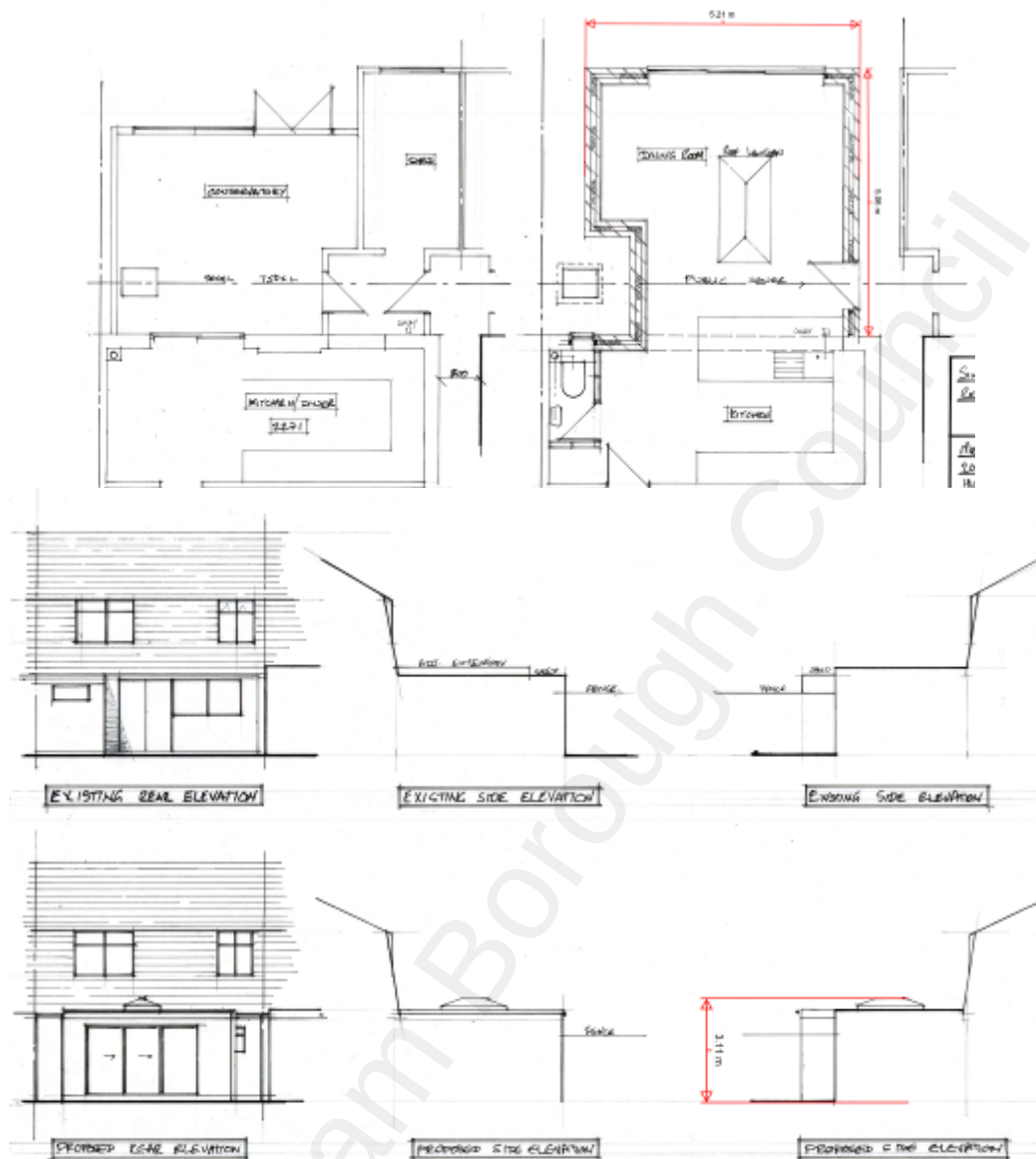
Neighbouring properties

The application was advertised by way of site notice and letters to Seven surrounding properties. The consultation period expired on 22nd April 2022 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of a single storey rear extension which will project approx. 5m from the rear elevation. The extension will be of an irregular shape and will span approx. 5.2m which is part width of the host dwelling. The extension will be finished with a flat roof which will have a maximum height of 3.1m and include a roof lantern and a bifold door in the rear elevation and a door opening in the eastern elevation. The proposal also shows the insertion of a window in the rear elevation of the original house to serve a newly formed toilet.



Character and Appearance

The application site is a mid terrace house in use as a single family dwelling. The property is situated in a rural settlement which is inset from the greenbelt and in a Landscape Character Area.

The property has no previously planning history, however there is a large 4m conservatory at the rear. From google images, the conservatory does appear to have a tiled roof as opposed to a mainly glazed roof which is usually characteristic of a conservatory, however this has been in place for some time and would be immune from enforcement action.



It is evident from google images that the neighbouring properties have extended to the rear so the concept of extended is not uncharacteristic in the area.



The extension is of an irregular shape which appears to be the case due to a public sewer line. A shed which appears to share a party wall with the neighbouring property will be demolished as part of this proposal so that the extension is set away from the shared boundaries and does not span full width of the main house. The extension is acceptably designed using materials to match the host dwelling and is not liable to impact the wider streetscene as it is not visible from a public vantage point.

The extension is a subordinate addition which is compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 Householder Extension/Alterations Guidance 2021.

Amenity of Future Occupiers

Post development the garden will retain approx. 184sqm of space and a minimum depth of 26m which is above the minimum required by the Council's Technical standards, therefore the proposal adequately safeguards the amenity of future occupiers.

Neighbouring Amenity

The proposed extension is set away from both shared boundaries and it is evident that the neighbouring properties already have rear extensions in place. The extension is approx 1m larger than what is currently in place and is of a modest height which is not liable to result in detrimental harm in terms of light or outlook to the adjoining occupiers.

There are no windows proposed in the flank elevations so privacy is adequately maintained. There is however a new window opening proposed in the main house to serve a toilet, to ensure neighbouring privacy is maintained a condition will be imposed to ensure this window is obscure glazed and top hung. A further condition will be imposed to ensure there are no PD rights for any further window or door openings other than those approved.

Parking and Highways

The proposal will not impact any existing parking arrangements so there are no concerns in this regard.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within the Higham Arable Farmlands Character Area, as set out in the Council's Landscape Character Assessment document.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that this development would not be detrimental to the Higham Arable Farmlands Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

The proposal is acceptable and permission is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	16th May 2022	Dated:	16th May 2022