



Delegated Report

Householder Planning Application

Planning Application No: 20240248

Location: 1 Walmers Avenue Higham Rochester Kent

Description: Erection of side infill extension and installation of replacement pitched roof over existing side extension.

Applicant: Mr Simon West

Site Visit Date: 26.03.24

Submitted Documents/Plans

Application Form;
Drawing No. 01 – Elevations and Floor Plan as Existing;
Drawing No. 02 – Elevations and Floor Plans as Proposed;
Drawing No. 03 – Site Location Plan; and
Drawing No. 04 – Block Plan as Existing and Proposed.

Plan Note

The block plans do not accurately show the building footprint i.e that the existing side projection and proposed infill extension is set in from the main front elevation. Sufficient detail is shown on the floor plans, therefore, the floor plans and elevation plans have been used to assess the proposal.

Relevant Planning History

Reference	Description	Decision	Decision Date
19790909	Continued use of garage as a pottery workshop	Permitted	27.12.1979
19770397	Change of use of garage to pottery workshop	Permitted	28.07.1977
19540359	Erection of one pair of semi-detached bungalows	Permitted	06.10.1954
19490058	Erection of four greenhouses and one propagation house	Permitted	25.03.1949

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 (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); and
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No Comments received.

Higham Parish Council

No comments received.

Neighbouring properties

Six surrounding properties were consulted, a site notice was displayed on 26.03.24 and no representations were received. The overall consultation period expired on 19.04.24.

Site Description

1 Walmers Avenue is a semi-detached bungalow located on the corner of Walmers Avenue and Norah Lane.

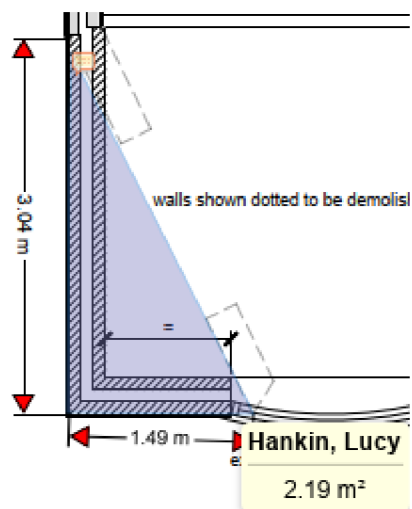


This application proposes the erection of a side infill extension, along with the installation of a replacement pitched roof over the existing (and proposed) side extension.

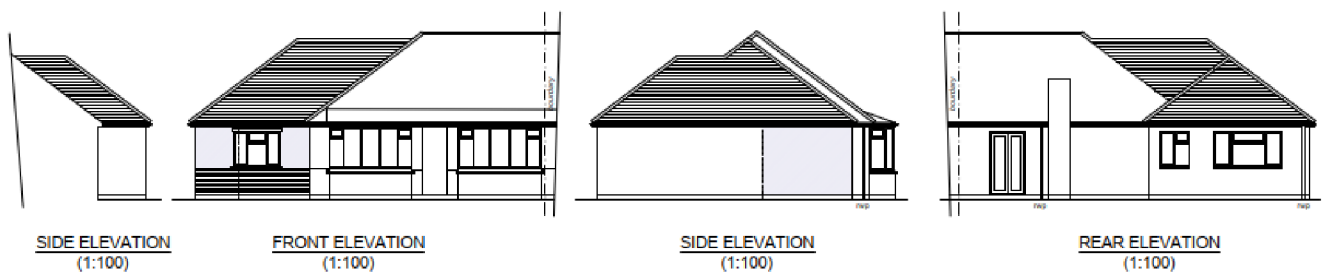
Proposed Development

The development would create additional internal floor space at ground floor level.

Proposed Ground Floor Plan

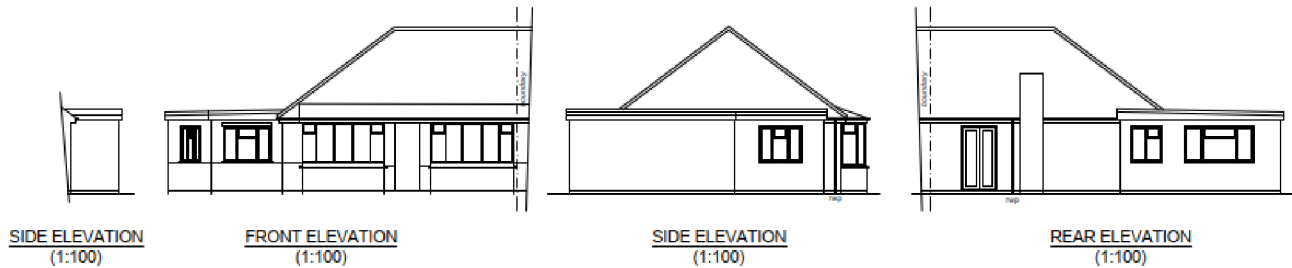


Existing Elevations



Proposed Elevations

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Officer's Analysis

Design, Character and Appearance

The site lies 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. Policy CS12 (LPCS) (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. Paragraph 180 of the NPPF 2023 seeks to protect and enhance such valued landscapes.

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. Moreover, Section 12 (Achieving well- designed and beautiful places) of the NPPF (2023) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for new developments. Generally, the SPD (2021) highlights the importance of new development complimenting and corresponding to existing character and the wider context. In this case, the rural character of the area and other surrounding dwellings should be considered.

The site is located within the residential part of the Landscape Character area. The dwellings here vary in character. The proposed infill extension is minimal in scale, would remain set in from the main front elevation, and is considered subservient to the host dwelling. It is noted that the proposed new pitched roof over the side projection would add bulk to the property, however the roof would be set down from the main roof ridge and is considered to be an improved design on the existing flat roof, and serves to compliment the character of the main dwelling.

Site Photo showing Existing



The development would be visible from the street scene as it is situated on a prominent corner location. However, the proposal is considered to improve the overall appearance of the dwelling and the proposed external materials would match the existing property. Overall, the development is not considered to cause harm to the Landscape Character Area, or the Design, Character and Appearance of the local area. As such, the proposal complies with Policy CS19 of the LPCS (2014) and Section 12 of the NPPF (2023).

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out required room sizes and garden area post development. The proposal creates additional floor area and does not impact the private garden area. As such the development is considered to safeguard the amenity of future occupiers, in accordance with Policy CS19 of the LPCS (2014) and Section 12 of the NPPF (2023).

Neighbouring Amenity

No neighbour responses were received as a result of the consultation carried out for this development. Neighbouring amenity is assessed in terms of loss of light, outlook, privacy and causing a sense of enclosure.

The development is set a sufficient distance away from neighbouring properties. As such, there would be no impact on light or outlook and the proposal would not cause a sense of enclosure. In terms of privacy, windows in the side elevation are being removed, meaning there would be no impact on privacy. Therefore, the development is not considered to be detrimental to neighbouring amenity and is in accordance with Policy CS19 of the LPCS (2014) and Section 12 of the NPPF (2023).

Highways and Parking

There are no concerns, in terms of highways and parking, that arise as a result of this proposal.

Any Other Material Planning Considerations

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 3 area, however, the proposal would be unlikely to be impacted by this constraint.

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Conclusion

The proposed development would not cause harm to the Higham Arable Farmlands Landscape Character Area, or the Design, Character and Appearance of the local area, and is in accordance with Policy CS19 of the Local Plan Core Strategy (2014) and Section 12 of the National Planning Policy Framework (2023).

In addition, the proposal is considered to protect the amenity of future occupiers and neighbouring amenity in accordance with Policy CS19 of the Local Plan Core Strategy (2014) and Section 12 of the National Planning Policy Framework (2023).

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:		Signed:	
Dated:	1st May 2024	Dated:	2nd May 2024