



Delegated Report

Householder Planning Application

Planning Application No: 20230610

Location: 13A Bull Lane Higham Rochester Kent

Description: Demolition of chimney stack, enlargement of the rear dormer, construction of a glass balustrade across the existing front Juliet balcony and enlargement of front dormer with Juliet balcony.

Applicant: Mr & Mrs Paul Markides

Site Visit Date: 06.07.2023

Submitted Documents/Plans

- Application Form
- Site Location Map
- Drawing No: 683-HPP-01 (Existing/Proposed Block Plans)
- Drawing No: 683-HPP-02 (Existing Plans and Elevations)
- Drawing No: 683-HPP-03 (Proposed Plans and Elevations)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20160805	Single storey rear extension with a depth of 5.0 metres, a maximum height of 3.20 metres and eaves height of 2.19 metres.	Prior Approval Not Required	25.10.2016
19620377	erection of terrace of four houses with garages	Permitted	28.01.1963
20220264	REVISED DESCRIPTION Demolition of Chimney stack, Enlargement of the rear dormer and construction of a glass balustrade across the existing front Juliet balcony.	Permitted	03.05.2023

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
- CS20 – Heritage and the Historic Environment

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

- P3 – Vehicle Parking Standards
- C13 – Extensions for Dwellings in the Countryside

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
- Section 13 – Protecting Green Belt Land
- Section 15 – Conserving and Enhancing the Natural Environment

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

GBC Highways Officer

"I can see no highway implications, no objections"

North Kent Marshes Internal Drainage Board

"Thank you for your consultation on the above referenced planning application.

The site is within the drainage district of the North Kent Marshes Internal Drainage Board; however, the development does not impact on the Board's interests or fall within its remit. As such, the Board has no comments to make at this time.

This response has been provided using the best knowledge and information submitted as part of the planning application at the time of responding and is reliant on the accuracy of that information."

Dickens Protection Society

No comments received.

Higham Parish Council

No comments received.

Neighbouring properties

The application was advertised by way of site notice and letters to five surrounding properties. The consultation period expired on 4th August 2023. One objection and three supporting comments were received.

The main points raised in the objection were:

- Plans are not an accurate depiction of what is on site and shows chimney stack within own boundary which is not the case.
- Inconsistencies on plans and proposed materials
- Out of character changes

Analysis

Principle of Development

Green Belt

The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Para. 147 of the National Planning Policy Framework 2021 states that 'Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.'

Para. 148 states 'When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.'

Para. 149(c) states 'A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are extension or alterations of a building provided that it does not result in disproportionate additions over and above the size of the original building;

Policy C13 of the Gravesham Local Plan First Review 1994 states that extensions to dwellings in the countryside will be considered on their merits and lists a number of criteria. One of which is that there will be an overall limit of 1/3 of the gross floor area of the original dwelling.

In determining proposals for residential extensions in the Green Belt an assessment will be made against the impact of the 'original' existing development. The original building is the building as it existed on 1 July 1948, however, for older homes constructed prior to July 1st, 1948, the 'original dwelling' refers to the floorspace of the dwelling as it was on this date. Any additions that have occurred since the 'original' dwelling date are considered cumulatively and will be counted as part of the overall increase in floorspace of the dwelling when new additions are being assessed. The reason for this is small reductions in openness, repeated many times, can cumulatively have a detrimental effect.

Given the criteria in the NPPF and LPFR (1994), google earth images indicate that the main part of the dwelling was erected around 1960. The site was granted prior approval consent for a single storey rear extension in 2016 which is now in place.



Details of the original dwelling, extended dwelling and the proposed dwelling are listed below;

Original dwelling floor area

Ground floor – 47 sq.m;
 First floor – 47 sq.m
 Second Floor - 35
Original total = 129 sq.m

Extended dwelling floor area

Ground floor – 73.9 sq.m
 First floor – 49.4 sq.m
 Second Floor – 36.6
Extended total = 159.9 sq.m

Proposed dwelling floor area

Ground floor – 73.9 sq.m
 First floor – 49.4 sq.m
 Second Floor – 36.6
Extended total = 159.9 sq.m

Total floor space increase over original dwelling $(159.9-129)/129 \times 100 = 24\%$

Saved Policy C13 (LPFR) provides the local interpretation of national policy and states there will be an overall limit of one third of the gross floor area of the original dwelling (measured externally) prior to any later extension or alteration, unless the increased floorspace has no overall effect on the existing bulk and appearance of the dwelling.

In this case the increase is within the one third limit and satisfies the requirements of Policy C13 (LPFR).

The proposed development complies with the exceptions set out in Para. 149 (c) of the NPPF (2021), and Policy CS02 (LPCS).

Impact on openness and the purposes of the Green Belt

Having determined that the proposal is an appropriate development in the Green Belt, it is necessary to assess the effect on the openness and the purposes of including land in the Green Belt. The NPPF (2021) notes that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and permanence.

The proposed extension would not result in any harm to the greenbelt as it is a modest dormer extension. As a result, it is considered that the proposal does not result in any material harm to the openness of the Green Belt or represent encroachment into the countryside.

Therefore, the proposal is considered to be in accordance with Policy CS02 (LPCS) and Section 13 of the NPPF (2021).

Background

The proposal is a resubmission of 20220264 which was permitted. However the current proposal introduces some changes to the previously permitted application. It is also noted that the elevations show a chimney stack within the property boundary which is due to be demolished, however it would appear that the chimney stack is incorrectly shown as it is partially behind a neighbouring dormer.



Proposal

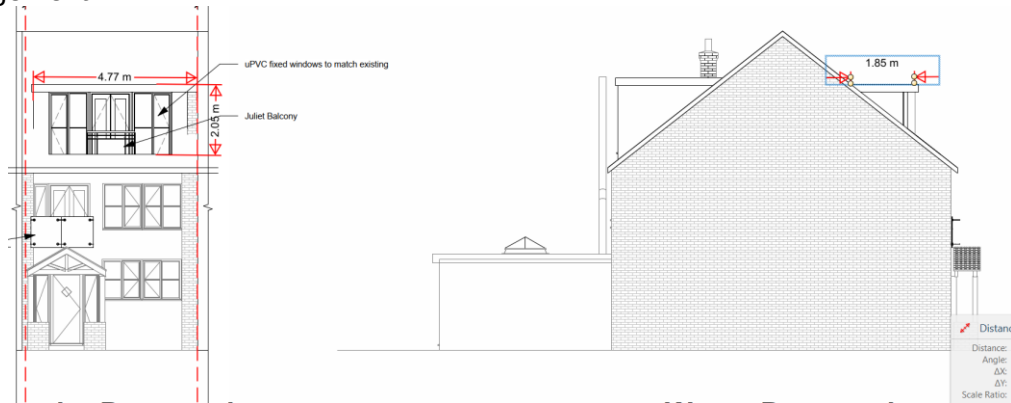
The revised proposal seeks the enlargement of the existing rear dormer and subsequent demolition of the chimney stack and a glass balustrade across existing front Juliet balcony and enlargement of the front dormer including Installation of a Juliet balcony in the front dormer.

The rear dormer will have an irregular shape, the main part of the dormer will have a depth of approx. 2.9m and a height of approx. 2.4m and a width of approx. 4.4m. The additional section will have a height of 1.5m, a depth of 1.96m and a width of 0.27m giving the dormer a total volume of 15.7m³. The dormer will be finished with a flat roof and include a floor to ceiling window to serve the bedroom and a smooth render finish on the front elevation with drawings showing a brick finish on the boundary.



In the front elevation a glass balustrade will be installed as a safety measure, as the current Juliet balcony doors have no safety barrier. The front dormer will be extended and set into the main roof with a Juliet

balcony arrangement.



Character and Appearance

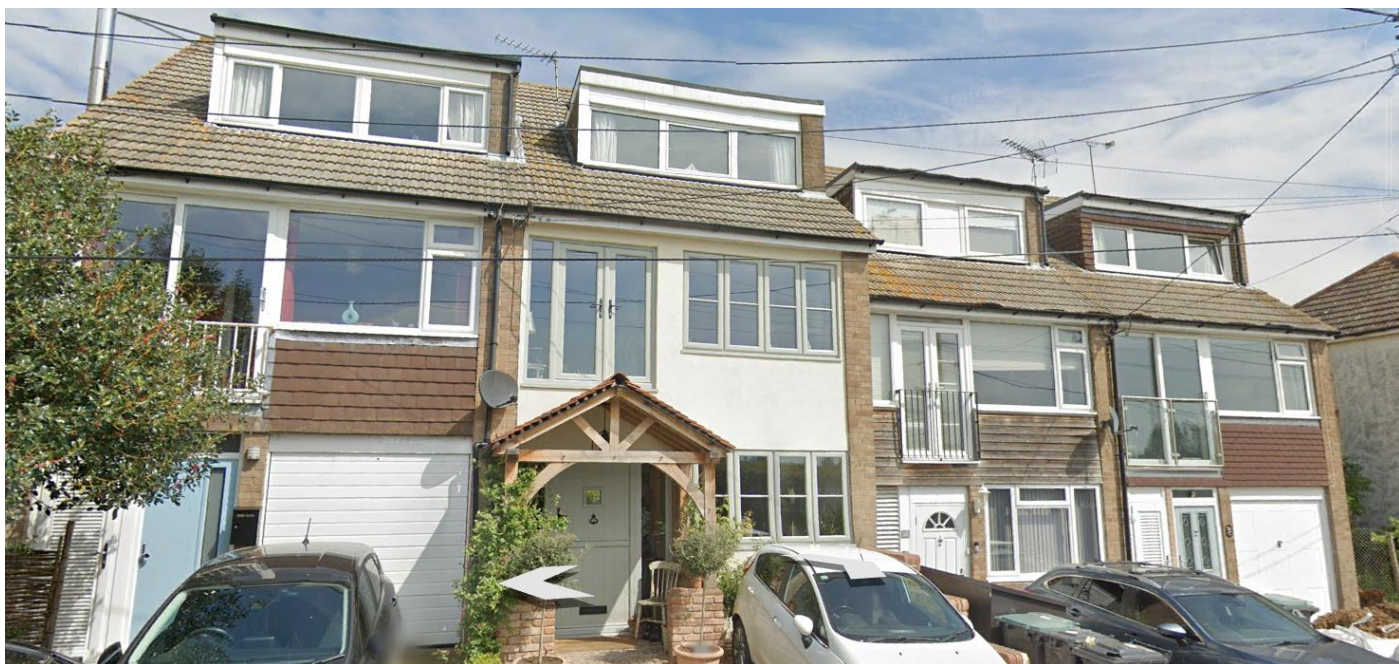
The application site is a mid-terrace house in use as a single family dwelling situated within the parish of Higham in an area designated as greenbelt. The property forms part of a terrace which comprises four properties which were made to match, the similar appearance of the properties forms part of the character of the area. The property has been extended to the rear by way of a single storey extension and there is a large open porch to the front.

The proposal seeks an extension to the existing to the rear dormer and will include a large floor to ceiling window to serve the bedroom, this element of the proposal was granted planning permission under a previous proposal and so a further assessment is not required as the principle of development has already been established, furthermore there are other dormers in the terrace which are larger.



The installation of the glass balustrade has also been permitted under a previous application and this would be deemed acceptable as it would maintain safety.

The enlargement of the front dormer is something which has not been considered under the previous proposal and requires assessment. Bull Lane is characterised by rows of terrace properties which are similar in appearance, this maintains the character of the area. The terrace which the application site falls within is characterised by properties with front Juliet balconies at first floor and modest dormers in the roof slopes.



The proposed enlargement of the front dormer would introduce an almost full width dormer which would include a canopy above it. The dormer would also be set within the roof slope which would differentiate the property from its neighbours, it should be noted that the terrace has been designed with four matching properties which have subservient dormers and Juliet balconies at first floor level. The proposed alterations would completely change the roof form and design of this mid terrace property and its subsequent appearance would be at odds with the surroundings.



3D View 1 - Proposed

The LPA's Householder Extensions/Alterations Design Guide SPD states "Dormers should not overwhelm the roof slope within which they are to be placed." It is considered that the proposed dormer will not only overwhelm the roofscape, but will also harm the character and appearance of the terrace within which it is placed contrary to the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 - Householder Extensions/Alterations Design Guide (2021).

Amenity of Future Occupiers

The proposal will reduce the number of bedrooms from 4 to 3 and so there are no concerns relating to

amenity space in terms of garden space. The proposal is therefore compliant with the requirements of SPG2 – Residential Layout Guidelines (2020) and safeguards the amenity of future occupiers.

Neighbouring Amenity

The proposed installation of the Juliet balcony is not likely to result in any harm in terms of loss of light outlook or privacy to adjoining occupiers.

The rear dormer is not liable to harm light or outlook to neighbouring properties due to its position being within the roof slope. In terms of privacy, the dormer is not liable to result in any harm to neighbouring privacy, whilst it is acknowledged there will be larger windows in a larger dormer the impact would not be considerably increased to a point where refusal is warranted.

Equally the front dormer is not liable to harm light outlook or privacy to neighbouring properties.

The proposal is therefore considered to adequately safeguard neighbouring privacy.

Parking and Highways

The proposal will not impact any existing parking arrangements and there is a reduction to the number of bedrooms within the property and so there are no concerns in this regard.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being within 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 Local Plan Core Strategy (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 and would not impact on the wider rural landscape.

Conclusion & Recommendation

The proposed enlargement to the front dormer is harmful to the character and appearance of the wider area including the terrace within which it is located, furthermore the dormer would overwhelm the roof due to its bulk and scale contrary to Policy CS19 of the Local Plan Core Strategy 2014, SPD4 - Householder Extensions/Alterations Design Guide (2021) and Para 130 of the NPPF 2021.

(For detailed reasons for refusal, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	22 nd August 2023	Dated:	23rd August 2023