



Delegated Report

Householder Planning Application

Planning Application No: 20231054

Location: 23 Villa Road Higham Rochester Kent

Description: Erection of a single storey ground floor rear extension with roof lights.

Applicant: Mr S Bettsworth

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 10/10/2023;
Supplementary Information – Design and Access Statement – Received 12/10/2023;
Supplementary Information – Cover Letter – Received 12/10/2023;
Drawing Number 23/414/01 (All Plans, Block Plan and Site Plan – Existing); and
Drawing Number 23/414/02 (All Plans with Block Plan – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20230918	Prior approval application for a single storey rear extension with a depth of 5.93 metres, maximum height of 3.00 metres and eaves height of 2.60 metres	Prior Approval is Required and Refused	09.10.2023

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

Gravesham Local Plan: First Review (1994)

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 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);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

Neighbouring properties

Two surrounding properties were consulted and a site notice was displayed on 30th October 2023. No responses were received and the consultation ended on 21st November 2023.

Officer's Analysis

Design, Character and Appearance

23 Villa Road is a two-storey dwelling house located on the southern side of the highway. There is no amenity space to the front of the property to provide any off-road parking.



The application proposes a single storey ground floor rear extension with roof lights.

The extension will be 'L' shaped. It will have a flat roof at the height of 3m, will extend beyond the rear wall by a maximum length of 6.55m and have a maximum width of 3.58m.

The proposal will create space for a new kitchen area and reconfiguration of the existing bathroom from first floor to ground floor level. There will be 2 no roof lanterns and a window and door to the rear elevation. It will be finished with rendered brickwork to match the existing dwelling.

The development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

Gravesham's RLG states that the garden space for a property with two bedrooms should have a minimum depth of 7.6m from the rear elevation and a minimum useable area of 37.2m squared.

Post development, the garden has a useable area of 62.87 sqm and a remaining depth of 19.11m and is therefore compliant with Gravesham's RLGs.

Furthermore, all rooms proposed are in accordance with the minimum areas proposed in Gravesham's RLGs.

As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Neighbouring Amenity

Due to the modest height of the proposal and the existing boundary treatments at neighbouring properties, the development is unlikely to have a detrimental impact in terms of loss of light, or sense of enclosure.

There are no proposed windows to the flank elevations so the proposal will not have a detrimental effect on the privacy of neighbouring properties.

As such, the development is not considered to have any detrimental impact on the amenity of neighbouring properties and is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Any Other Material Planning Considerations

Landscape Character Assessment

The site is located 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) 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.

The single storey rear extension is not considered to impact on the Higham Arable Farmlands Landscape Character Area as it is within a relatively well-developed part of the landscape.

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The extension is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. The development will safeguard the amenity of future occupiers and will have no harm to the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	28th November 2023	Dated:	28th November 2023