

Delegated Report

Householder Planning Application

Planning Application No: 20240368

Location: 9 The Adelaide Higham Rochester Kent

Description: Erection of a single storey front extension.

Applicant: Mr M Richardson

Site Visit Date: 16.10.2023

Submitted Documents/Plans

Application Form Dated 11/04/2024;
Site Location Plan; and
Drawing Number TA/1 (All Plans – Existing and Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20230968	Erection of a two-storey side extension.	Refused	20.11.2023
19840923	Erection of two storey extension at the side to form kitchen and porch with bedroom at 1st floor level	Permitted	19.12.1984
19750398	Erection of 72 two storey four person dwellings and garages	Permitted	08.07.1975

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

Ward Councillors – No Comments Received

Parish Councillors – No Comments Received

Neighbouring properties

5 surrounding properties were consulted and a site notice was displayed on 7th May 2024. No responses were received and the consultation period ended on 31st May 2024.

Officer's Analysis

It should be noted that a two storey extension was refused on the location of the currently proposed extension under reference 20230968 on the following ground;

- 1. It is considered that that the proposed two storey side extension, by virtue of its design in terms of its prominent corner location and window alignment and it's scale in terms of its footprint and would be an overly dominant addition that would not be subservient and would be out of keeping with the scale, character and appearance of the host dwelling and detrimental to the surrounding street scene. Therefore, the application is contrary to 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).*

In order to address this, the current application now proposes a single storey extension rather than two storey.

Design, Character and Appearance

9 The Adelaide is a two storey semi-detached dwellinghouse located on the Southern side of the highway. The property has previously been extended by two stories to the side. There is a projection to the rear elevation for which there is no planning permission.



The application proposes the erection of a single storey front extension.

The extension will have a pitched roof to reflect that of the existing dwelling. It will project 2.42m from the existing front elevation and span 3.14m across. The extension will create space for a larger entrance hall with utility room and WC. There will be a replacement front door and external steps and a window to the front elevation serving the WC which will be conditioned to be obscure glazed.

The proposed extension will be built with materials to match the existing house.

Whilst the extension is visible from a public vantage point, it is not considered to be excessive in size to the host dwelling and furthermore there are examples of similar developments within the immediate area:



As such the extension is not considered to have a detrimental effect on the existing street scene.

Moreover, the extension will be constructed in keeping with the existing dwelling in terms of roof type, materials and window placement and as such is not considered to have a detrimental effect on the host dwelling.

As such, the proposal is not considered to be excessive in size or bulk, will be constructed using appropriate materials and is not detrimental to the host dwelling or the wider street scene, is considered acceptable in terms of design and therefore accords with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

The application does not increase the number of bedrooms at the property and the proposed front extension does not encroach on the private amenity space. Therefore the proposal 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 and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Neighbouring Amenity

The development will not have any detrimental impact on the amenity of neighbouring properties in terms of overlooking, outlook or sense of enclosure.

The proposed front extension is set away from neighbouring property known as 10 the Adelaide. Therefore, in terms of loss of light, the proposal is not excessive in size and is not considered to result in any significant overshadowing for the neighbouring properties.

No neighbour representations have been received.

Overall, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 with 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 front extension is not considered to impact on the Higham Arable Farmlands Landscape Character Area as it is within the settlement part of the landscape.

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The proposal 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 not harm 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:	Miss Faye Hobbs
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	17th June 2024	Dated:	21 June 2024