



Delegated Report

Householder Planning Application

Application No: 20220214

Location: 41A Forge Lane, Higham, Rochester, Kent, ME3 7AJ

Description: **REVISED DESCRIPTION**
Retrospective application for retention of a conservatory.

Applicant: Mr J Singh

Site Visit: 25th April 2022

Procedural Issues

The application was originally submitted with plans that failed to reflect the property and conservatory, which was already constructed. The agent was contacted regarding these issues. It was agreed in writing (5th May 2022) that a change of description was acceptable. In addition, revised plans that accurately showed the host dwelling and conservatory were received 15th June 2022. A full re-consultation was undertaken on the revised plans, following the application being revalidated.

Submitted Documents/Plans

Application Form - dated 23/02/2022;
Un-numbered Location Plan Drawing - Site Location Plan (scale 1:1250) - dated 14/06/2022;
Un-numbered Location Plan Drawing - Pre-Existing and Existing Block Plans - dated 14/06/2022;
Un-numbered Plan Drawing - Pre-Existing Ground Floor Plan - dated 14/06/2022;
Un-numbered Plan Drawing - Pre-Existing Roof Plan - dated 14/06/2022;
Un-numbered Plan Drawing - Existing Ground Floor Plan - dated 14/06/2022;
Un-numbered Plan Drawing - Existing Roof Plan - dated 14/06/2022;
Un-numbered Plan Drawing - Pre-Existing and Existing Front Elevations - dated 14/06/2022;
Un-numbered Plan Drawing - Pre-Existing and Existing Side Elevations - dated 14/06/2022.

Relevant Planning History

Reference	Description	Decision	Decision Date
20211102	Retrospective application for retention of first floor patio terrace and other associated works	PERMITTED	26.11.2021
20201373	Application for variation of condition 2 attached to planning permission reference no. 20191183 to replace plans 19FL-070819-P-003 Rev C and 19FL-070819-P-004 Rev C, approved as part of 20200634 with 19FL-070819-P-003 - Proposed Plans - Rev E and 19FL-070819-P-004 - Proposed Plans - Rev E respectively.	WITHDRAWN	12.08.2021
20201372	Retrospective application for a garage.	PERMITTED	26.03.2021

20200634	Application for non-material amendment to planning permission reference number 20191183 to allow changes to front elevation at roof level.	PERMITTED NON MATERIAL AMENDMENT	07.08.2020
20191183	Erection of a single storey rear extension, alterations to the roof for an infill extension at first floor on the front elevation with alterations to the front porch.	PERMITTED	06.01.2020
20100705	Erection of single storey side and rear extensions to form bedroom, utility/store room, walk-in wardrobe, ensuite bathroom, enlarged kitchen and enlarged day room.	PERMITTED	20.09.2010
20020693	Erection of two storey extension on east elevation to form a games room/gym and w.c at lower ground floor level with enlarged living room above and erection of a conservatory.	PERMITTED	10.10.2002

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 (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- SPG 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)
- Gravesham Householder Extensions/Alterations Design Guidance SPD (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

First Consultation:

Consultees

Higham Parish Council - No comment received.

Local Ward Councillors - No comment received.

Neighbouring properties

A notice was displayed on site 29th March 2022.

In addition, three surrounding properties were consulted and no representations were received. The consultation period expired 22nd April 2022.

Second Consultation:

Consultees

Higham Parish Council - No comment received.

Local Ward Councillors - No comment received.

Neighbouring properties

A notice was displayed on site 21st July 2022.

In addition, three surrounding properties were consulted and no representations were received. The consultation period expired 12th August 2022.

Officer's Analysis

Site Description

41A Forge Lane is a two/three storey detached property in use as single dwelling. The dwelling was constructed in the front garden of 41 Forge Lane, resulting in a tandem form of development. The topography of the site increases to the rear with 41 Forge Lane sitting considerably higher than the application site. The topography of the site results in the property having a lower ground floor level to the front, with internal stairs to the ground floor which is level with the rear garden.



The property has been extended numerous times previously. However some works have been undertaken

without the benefit of planning consent.

This application seeks permission to retain the conservatory to the side of the property. The conservatory has the following dimensions:

- Depth - 3.4m
- Width - 3.4m
- Height (max) - 3.4m
- Height (eave) - 2.5m



Design, Character and Appearance

The conservatory is not excessive in size or bulk, is located to the side of the property and is not visible from the street scene. As such it is considered acceptable in terms of design and 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) (2021).

Amenity of Future Occupiers

There will be no impact on the amenity of future occupiers as a result of this development. As such, it is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The development will have no impact on the amenity of surrounding properties in terms of privacy, overshadowing, loss of outlook or sense of enclosure. The conservatory is on the flank elevation, directly facing the neighbour (43 Forge Lane). However it is located 4.25m from the boundary, is a single storey structure and at a lower ground level to the fence so will not have any impact on the neighbour in terms of overlooking. Therefore, it is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).



Any Other Material Planning Considerations

Impact on the Landscape – The property is located within the Higham Arable Farmland 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 conservatory is not considered to have any detrimental impact on the character of the landscape and is in accordance with Policy CS12 (LPCS).

Conclusion

The application has been fully considered and is in accordance with local and national planning policy.

The conservatory will have no impact on the appearance of the property nor the character of the street scene. The amenity of future occupiers and neighbouring residents is safeguarded, and there will be no harm

to highways or the landscape.

As such, it is recommended that planning permission is granted.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	15 th August 2022	Dated:	15 August 2022