



Delegated Report

Householder Planning Application

Planning Application No: 20211163

Location: 32 Telegraph Hill Higham Rochester Kent

Description: Erection of a single storey rear extension, demolition of existing detached garage and erection of a part single, part two storey side extension (ground floor level to be separate annex), front canopy, insertion of a front dormer and larger window in front elevation, raised deck to rear, extension of hardstanding and all windows to be replaced with white timber effect sash style windows.

Applicant: Mr Tony Darran

Site Visit Date: 14 December 2021

Submitted Documents/Plans

- Application Form;
- Existing Site & Location, plan no. LHA(12/21)-001;
- Existing GF Ground Floor, plan no. 002;
- Existing FF Plan, plan no. LHA(12/21)-003;
- Existing Roof Plan, LHA(12/21)-004;
- Existing Elevations, plan no. LHA(12/21)-005;
- Existing Elevations, cont, plan no. LHA(12/21)-006;
- Proposed Site & Location Plan, plan no. LHA(12/21)-011;
- Proposed GF Plan, plan no. LHA(12/21)-012;
- Proposed FF Plan, plan no. LHA(12/21)-013;
- Proposed East Elevations (Rend), plan no. LHA(12/21)-021;
- Proposed Roof Plan, plan no. LHA(12/21)-022;
- Proposed Elevations Labelled, plan no. LHA(12/21)-023;
- Proposed Elevations Labelled, plan no. LHA(12/21)-024;
- Sunlight Analysis, plan no. LHA(12/21)-025;
- Parking Provision, plan no. LHA(12/21)-026.

Relevant Planning History

Application Ref. No.	Description	Decision
19970409	Erection of a conservatory on the north side elevation.	Approved
19790910	Erection of a double garage	Approved

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)

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

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide SPD, October 2021
- Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

Higham Parish Council

No comments received

Higham Ward Councillors

No comments received

GBC Highways

No objection, subject 5 cycle provisions for each bedroom proposed. A condition should be added to restrict the proposed annex from becoming a separate dwelling.

Neighbouring properties

7 surrounding properties were consulted and the overall consultation period ended on 30/11/2021. No comments has been received.

Officer's Analysis

Design, Character and Appearance

The application seeks permission for the demolition of the existing single storey garage south of the dwelling to erect a part two storey side extension and a single storey side extension. The single storey side extension would comprise of the annex accommodate to the side of the existing dwelling. The overall appearance would be that there would be two front doors fronting the street scene but the annexe front door is a fair distance from the main front door, so it would not create the appearance of a separate dwelling.

The two storey extension extends towards the garage and the proposed canopy wraps around the single storey annexe. The host property at the application site sits on a hill and the land to the rear slopes downwards. The garden is spacious and even with the proposed changes the private amenity spacious retained would approximately 886sq.m. The raised decking is proposed to the rear of the property slightly beyond the proposed rear extension, although, the retained garden depth would be approximately 28metres.

The original building is an 's' shaped building and the proposed extensions essentially stretch the width of the main property and with additional single storey additions that wrap around the south and west elevations. The single storey rear extension would be approximately 6 metres at the furthest and 3.4 metres at the shortest depth. The main part of the dwelling would be extended from 13 metres in width to approximately 17metres with the single storey side extension increases the width to approximately 21.5 metres. A dormer is proposed to the front elevation, as well as a further hipped gable design feature to the front. Overall the extensions to the main dwelling, despite creating an adjoining annexe, appear appropriate and respect its character of the host property,

There are changes to the fenestration to the front and rear of the property and the inclusion of a large window to the front elevation serving the stairs/landing area. Notwithstanding, the fenestration changes, these are consistent throughout the property and not considered to harm the character of the property. The materials, at large, are consistent with the existing dwelling although, vertical timber effect cladding has been proposed in various places but considered not to be an overbearing additions to the walls.

Amenity of Future Occupiers

As mentioned above, the extensions accommodate an additional annexe, but overall, the extensions are considered appropriate to the scale of the original building and the size of the plot. The amount garden space retained at the site is generous and sufficient private amenity space would be retained at the site.

Neighbouring Amenity

In terms of neighbouring amenity, the existing dwelling is approximately 47 metres away from the property to the rear. As the site slopes downwards considerably towards the rear, the single storey extension is supported by the raised decking to the rear. However, given the distance of the property to the rear, it is considered that there would be minimal harm in terms of overlooking and loss of privacy.

In the northern flank elevation, there are two flank windows at first floor level to accommodate the bedroom one. Notwithstanding this, the first floor northern flank wall (not including the conservatory) is over 15 metres from the neighbouring site not considered to harm the amenity of the future occupiers or the neighbouring site, since there is a small window serving this flank wall.

Impact on Landscape

Impact on landscape - the application site is located within Higham Arable Farmlands Landscape Character Area.

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.

It is not considered that the proposed development would have a material impact on the landscape, as the site is located within the rural settlement.

Parking and Highways

A parking plan was submitted with the application and having visited the site there is a fair provision of parking spaces and, overall, the development would increase the number of bedrooms at the site by one parking space.

The Highways Officer made no objections to the application, however, it was suggested cycle provision should be made at the site, although, additional rooms created this does not seem necessary.

Conclusion

Ultimately, the extensions to the proposed building create a larger property and accommodates an annexe at the site. Overall, the extensions to the main dwelling are considered appropriate and proportionate to the host property. The amenity of future occupiers and neighbouring properties is safeguarded. The proposal is in accordance with Policy CS19 of the Local Plan Core Strategy 2014 and the NPPF 2021.

As an annexe is being created at the site, a condition restricting the use annexe as a separate dwelling will be added.

Recommendation

The application is recommended for approval.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Genna Henry	Team Leader:	Richard Hart
Signed:	<i>G. Henry</i>	Signed:	<i>R Hart</i>
Dated:	12 th January 2022	Dated:	13 th January 2022