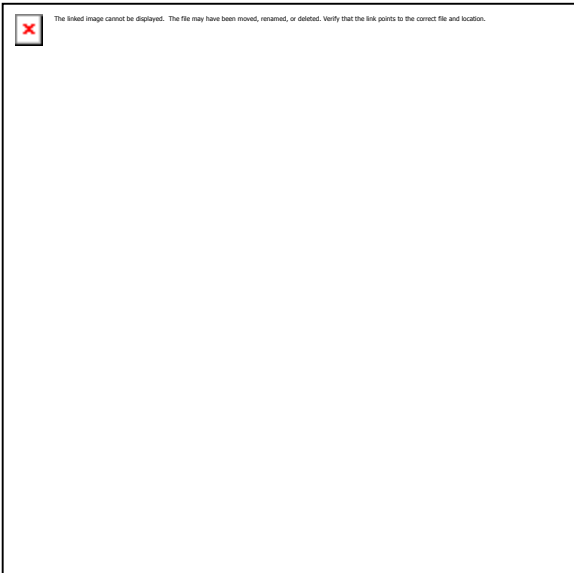




Delegated Report

Householder Planning Application

Planning Application No: 20220663

Location: The Olive Tree, Telegraph Hill Higham Rochester

Description: Creation of a additional first floor level including internal alterations and erection of a front extension.

Applicant: Mr Lee Nettleingham

Submitted Documents/Plans

Planning Application Form;
Drawing No. 3308 - 006 – Existing Plans and Elevations;
Drawing No. 3308 - 007 Rev. B – Site Plan; and
Drawing No. 3308 – 004 Rev. F – Revised Scheme.

Relevant Planning History

Reference	Description	Decision	Decision Date
20211263	Creation of a additional first floor level incorporating dormer windows to front and rear including internal alterations and erection of a front extension.	Refused	30.12.2021
19880326	Erection of single storey extensions on the east and west elevations to form conservatories.	Permission	06.06.1988
19780205	Erection of a single storey extension to form two bedrooms a lounge and a bathroom at the side	Permission	17.05.1978
19770832	Erection of an extension to the existing dwelling to form additional living room 2 bedrooms and a bathroom with self contained entrance	Refused	12.01.1978

19770136	Erection of a two storey extension at the side to form kitchen lounge bathroom and two bedrooms	Refused	21.04.1977
19580377	Site for the erection of dwelling and garage	Approved	30.07.1958
19580581	Erection of bungalow and garage	Approved	23.12.1958
19590233	Site for erection of two dwellings with garages	Approved	10.11.1959
19590242	Erection of two dwellings with garages	Approved	10.11.1959

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.

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
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

Higham Parish Council: No comment received.

Neighbouring properties

A site noticed was displayed and individual letters sent to five surrounding properties, with an overall consultation period expiry of 22nd July 2022. One letter of support and two objections were received and have been summarised below;

- Extension is replacing a bungalow with a very large house;
- The new height would dominate all the gardens and properties nearby;
- There are no measurements on the plans. The front of the proposed house has altered since the previous application, but the height looks the same;

- The rural atmosphere of the Hill has been lost with the building of much larger houses.
- The proposed dwelling will look directly in bedrooms and bathroom, plus family kitchen, dining room, living room and garden.
- No other properties have their back gardens overlooked
- No objection in principle but just the windows facing my property that will cause an invasion of privacy.
- Property on elevated part of the hill, therefore an additional storey could cause an invasion.

Officer's Analysis

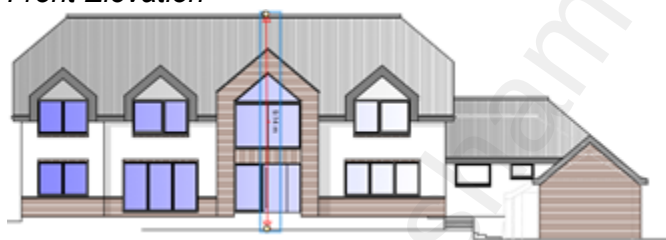
Background

As can be seen from the planning history, this current application is a resubmission of a previously refused application (Ref. 20211263), which was refused the following reasons;

1. *The rear of property is incongruous and unacceptable, in design terms, in particular, the over dominant and overbearing first floor extension, would harm the character and appearance of the application building, and would fail to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014, and paragraphs 126 and 130 of the National Planning Policy Framework 2021.*
2. *The proposed development would, by virtue of the scale of residential alterations, the overall incongruous design amounts to the overdevelopment of the site which would be harmful to the character and appearance of the application building. The proposal would consequently be contrary to Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework 2021.*

The current application has been submitted to address the previous reasons for refusal and the comparison of the refused and current applications are shown below;

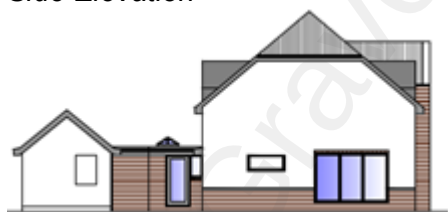
Refused Application (20211263)
Front Elevation



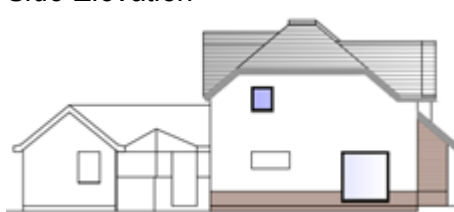
Current Application
Front Elevation



Side Elevation



Side Elevation



Side Elevation



Side Elevation



Rear Elevation



Rear Elevation



As can be seen from the images above, there has been a reduction in the overall ridge height of 850mm, together with a reduction in the overall bulk and massing of the roof and the first floor front and rear window projections. In addition, the ground floor rear elevation has predominantly been retained with only the inclusion of 2no. first floor windows.

Site Description

The application site is north of Gravesend Road, east of Forge Lane and south of Hermitage Road and within a cul-de-sac within Telegraph Hill. It is inset from the green belt.

The host dwelling is a single storey bungalow with a similarly designed dwelling at the adjoining site to the east at Angles.

The rear garden is short in depth and the site sits on a hill. As a result the application site is highly exposed to the surrounding rear gardens of neighbouring sites which sit on a lower level to the application site.

The surrounding area is residential in character with varied architectural styles.

Proposal

The application seeks permission for the creation of an additional first floor level including internal alterations and erection of a front extension. The development would also include a front extension according to the description of development.

However, the plans indicate the development would effectively result in a part single, part two storey front extension.

The current dwelling has 4 bedrooms, with a dining room, kitchen, garage, lounge area and utility space.

The proposed extensions would comprise of 2 bedrooms a lounge area, a study, kitchen with separate dining room, family room, a games/cinema room and a gym on the ground floor.

The first floor would comprise of three large bedrooms each with an ensuite bathroom. Two of the bedrooms would include front balconies and one would have a walk-in wardrobe.

Design, Character and Appearance

As noted above, the prevailing architectural character of the immediate locality is fairly mixed, but the adjacent property at angles is of similar design. Notwithstanding this, the application site sits on a hill and the rear of the site slopes downwards overlooking the rear gardens of the neighbouring properties. Evidently from the site visit, the character of these properties are very different. The position of the application is at a higher gradient than the surrounding properties.

The previous application included front dormers and an increase in height from 5m to 9.23m and overall it was considered that the proposal would result in a property that would become over dominant and

overbearing. The design has been revised, the height reduced to 8.29m with a general reduction in size, height and amount of glazing to the front facing windows.

The scale of the extension to the rear has also been significantly reduced with the ground floor elevation being retained and a reduction of the number of windows from 4no. dormers and 2no. rooflights to just 2no. dormers. Only the more centrally located window serves a habitable room.

The rear of the application is highly exposed to the neighbouring sites to the rear due to the position of the site on a higher ground level, and as such the reduction in height, fenestration and number of windows is welcomed. In addition, the ground floor rear elevation has been retained and the proposed first floor extension appears as a more harmonious addition to the existing dwelling. The bulk and massing of the roof slope has also been significantly reduced which has a more sub-servient appearance the host dwelling.

In terms of the previous reasons for refusal, it is considered that the revised scheme has reduced the overall height, bulk and massing of the first floor extension, the windows appear more in keeping with the proposal and the reduction in the quantity has address the overall impact of the proposal.

The LPA are satisfied that the previous reasons for refusal have been address and the proposal is in accordance with Policy CS19 of the adopted Gravesham Local Plan Core Strategy (2014) and paragraphs 126 and 130 of the NPPF 2021.

Amenity of Future Occupiers

The proposal would see an increase of the number of bedrooms from four bedrooms to five. All of the proposed rooms would provide an acceptable level of living space and would accord with the minimum space standard. In addition, the minimum garden area standard as laid out within the Residential Layout Guidelines remain the same for a four and five bedroom property.

Therefore, the proposed development is not considered to harm the amenity of the future occupiers of the site.

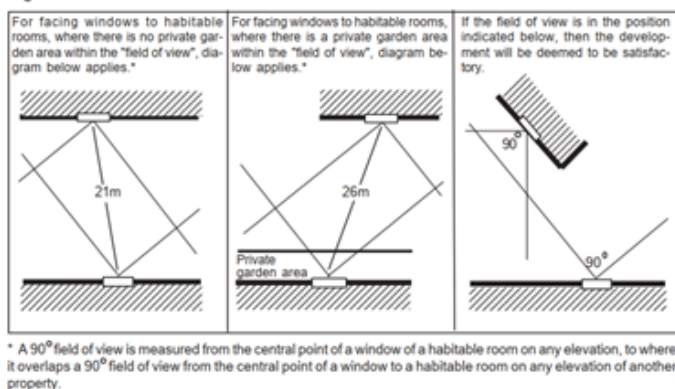
Neighbouring Amenity

The proposal would increase the height of the existing dwelling by the creation of the additional floor. Therefore, there would be more windows created at first floor to the front and the rear of the site. The rear of the site practically overlooks most of the rear gardens and it is not anticipated that the first floor windows would significantly harm the properties to the rear, in terms of overlooking. Furthermore, there is only one window that serves a bedroom.

Comments were received in terms of overlooking from the front extensions, however, given the distance from the front of the site to the neighbouring properties this is expected to be over 25m and not considered to create significant harm to neighbouring amenity.

In terms of the window to window relationship, the Residential Layout Guidelines requires a minimum distance of 21m as shown in the diagram below where there is a private garden area within the field of view;

Figure 1



The proposed bedroom windows / balconies would have a minimum distance of 33.72m to the rear elevations of Lomond House, as shown below:



In addition, the first floor front windows are recessed back from balconies which would mitigate any overlooking from these rooms. A condition will be added to the decision to ensure that the balconies cannot be infilled without planning consent.

In terms of the comments received from No. 11, the application property is located within a mixed design area where there is no uniformity with the dwelling size, design or type. There are two storey dwellings within the immediate area and therefore the proposal would not result in a form of development that would be out of character.

Existing property located to the south west Two storey dwellings located directly to the front



The proposal would see an increase of the eaves of 2.04m and ridge height of 3.19m which is not considered to be excessive. In addition, the barn hip roof design reduces the overall impact. In relation to overlooking from the first floor windows, No. 11 is located to the west, with a gap of 37.49m between the side elevation of the application property and the rear elevation of No. 11, with no proposed windows located with the west facing side elevation. Whilst located at an angle to No. 11, the proposed first floor front windows would not benefit from direct views. Furthermore, whilst it is stated that No. 11 is a bungalow, it benefits from dormers windows within the roof which directly overlook the garden of the

application property, therefore a certain level of mutual overlooking is already experienced.



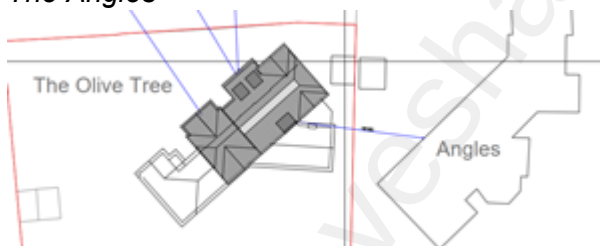
In terms of the impact on Stonycroft, this property is located to the north of the application property and is at an angle, with no windows facing directly to the rear elevation or garden. In addition, there is a gap of 25.16m from the nearest first floor window and the rear elevation of Stonycroft which would accord with the Residential Layout Guidelines as shown above which requires a minimum of 21m, together with the front garden and access road separating the properties.

Rear of Stonycroft and access road



The Angles is located to the east of the application property and the front of this dwelling looks directly at the rear elevation. The rear garden of Angles would not be overlooked due to the position of the properties with each other. The proposal would result in two rear dormer windows. The closest would be located inline with the corner of The Angles and as such would mainly afford views over the roof and side elevation of The Angles and would not have direct views into any of the front facing windows.

The Angles



It is therefore considered that there would be no detrimental impact on the occupiers of this property. Furthermore, a letter of support was received.

Overall and taking all of the above into account, it is considered that the proposal would not result in an unacceptable level of overlooking or loss of privacy to the occupants of the properties, Lomond, Stonycroft, The Angles or No. 11 Telegraph Hill.

Parking and Highway safety

Saved Policy P3 of the Gravesham Local Plan First Review (November 1994) requires development to make provision for vehicle parking in accordance with the Kent County Council Vehicle Parking Standards.

The current property has four bedrooms. As a result of this proposal the number of bedrooms would

increase to five. Under the provisions of the Kent County Council Vehicle Parking Standards, there would be no requirement for additional on-site parking to be provided.

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.

Conclusion

It is considered that the revised scheme has overcome the previous reasons for refusal and the proposal is in accordance with local and national planning policy and is therefore recommended for approval.

Recommendation

Permission

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

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	27 th July 2022	Dated:	16th August 2022