

Delegated Report

Householder Planning Application

Planning Application No: 20240321

Location: 40 Ash Crescent Higham Rochester Kent

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

Applicant: Bradley Batney

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 02/04/2024;
Supplementary Information – Planning Statement;
Drawing Number 24-0370 B (Site Location Plan and Block Plan – Existing and Proposed);
Drawing Number 24-0370 B (Floor Plan and Roof Plan – Existing);
Drawing Number 24-0370 B D03 (Floor Plan and Roof Plan – Proposed);
Drawing Number 24-0370 B D04 (Elevations – Existing);
Drawing Number 24-0370 B D05 (Elevations – Proposed); and
Drawing Number 24-0370 BD06 (Section – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
19620306	layout of land and rection of 141 dwellings with garages	Permitted	12.10.1962

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

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

Consultations, Publicity and Representations

Consultees

Higham Parish Council – No Comment Received

Ward Councillors – No objections

Neighbouring properties

7 surrounding properties were consulted and two responses were received in support of the application as follows:

- The development is in keeping with existing developments within the immediate area.

The consultation period ended on 29th April 2024.

Officer's Analysis

Design, Character and Appearance

40 Ash Crescent is a semi detached bungalow located on the Northern side of the highway. The property is soft landscaped to the frontage with a garage to the side and hard standing for off road parking.



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

The extension will have a flat roof and will have a maximum height of 2.8m. It will project from the rear wall by 3.8m and measure 6.47m in width.

The extension will create space for an extended kitchen and dining area with bi-fold doors and a window to the rear garden and 2 no roof lights. It will be constructed with a rendered finish.

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 and beautiful 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 three bedrooms should have a minimum depth of 10m from the rear elevation and a minimum useable area of 60m squared.

Post development, the garden has an approx useable area of 90.84sqm and a minimum remaining depth of 9.64m.

Therefore, it is considered that the proposed single storey rear extension would safeguard the amenity of future occupiers and is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Neighbouring Amenity

Due to the modest height of the proposed extension and the existing extension to the adjoining neighbour, the development will not have any detrimental impact on neighbouring properties in terms of loss of light, privacy, outlook or sense of enclosure.

Overall, 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 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:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	20th May 2024	Dated:	20th May 2024