



Delegated Report

Householder Planning Application

Planning Application No: 20220800

Location: 24 Chilton Drive Higham Rochester Kent

Description: Demolition of existing conservatory and the erection of a single storey rear extension.

Applicant: Mr and Mrs and Carnall

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 18/07/2022;
Supplementary Information – Photograph Elevation;
Supplementary Information – Photograph Elevation 1;
Supplementary Information – Photograph Elevation 2;
Site Location Plan;
Drawing no: P.01 (Site Plan - Existing);
Drawing no: P.02 (Site Plan – Proposed); and
Drawing no: WD.01 (Elevations, Floor Plan and Section Plan- Existing and Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20220640	Single storey rear extension with a depth of 4.00 metres, maximum height of 3.05 metres and eaves height of 2.40 metres.	Prior Approval is Required and Refused	13.07.2022

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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
- 15 - Conserving and enhancing the natural environment

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 comment received.

Neighbouring properties

Six surrounding properties were consulted and no representations were received. The consultation expired on 23.08.2022.

Officer's Analysis

Design, Character and Appearance

24 Chilton Drive is a semi-detached chalet style bungalow located on the Eastern side of the highway. The property currently has a conservatory to the rear which will be demolished as part of this application.



This application proposes the erection of a single storey rear extension. The extension will have a flat roof at a height of 2.8m, with parapet edges. It will extend beyond the rear wall by 4.2m and have a width of 3.71m.

The extension will create space for a new garden room. There will be a roof lantern and bifold doors leading onto the garden. It will be constructed using matching materials to the main dwelling.

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 places) of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The development will safeguard the amenity of future occupiers. The garden area complies with the recommendations within Gravesham's Residential Layout Guidelines (RLG) (2020) with a maximum depth of 25.6m and an area of 165m². As such, the extension is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The development will not have any detrimental impact on the amenity of neighbouring properties in terms of loss of light, overlooking, outlook or sense of enclosure due to the single storey nature of the extension.

The plans indicate that the extension is encroaching on the neighbouring property, no 22 Chiltern Drive. It appears that no. 22 will be constructing a conservatory in the future, and there will be a wall between this and the proposed extension used by both properties. Certificate B has been served on the neighbour following correct procedure, despite the property also being within the ownership of the applicant.

No representations have been received.

Therefore, 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 (2021).

Highways and Parking

There is no impact on parking or highways issues with this proposal.

Any Other Material Planning Considerations

Landscape Character Area

Section 15 of the NPPF (2021) highlights the importance of conserving and enhancing the natural environment, one aspect of which is the protection and enhancement of valued landscapes. Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states that the overall landscape character and valued landscapes will be conserved, restored and enhanced and the greatest weight will be given to the conservation and enhancement of the landscape and natural beauty of the Kent Downs AONB and its setting.

The application 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.

Due to the nature of this proposal there will be no direct impact on the landscape character area. As such the proposal would accord with Policy CS12 (LPCS) and Section 15 of the NPPF (2021).

Conclusion & Recommendation

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

(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:	6th September 2022	Dated:	06 September 2022