



Delegated Report

Householder Planning Application

Planning Application No: 20220954

Location: 2 Chilton Drive Higham Rochester Kent

Description: Erection of a single storey front extension, relocation of front door with erection of a porch. Installation of two rooflights in the front roof slope, installation of a window at first floor level in the side elevation and conversion of the roofspace to form habitable rooms.

Applicant: Mr Marcus Millgate

Site Visit Date: For previous application ref. 20211525

Submitted Documents/Plans

- Application form;
- Drawing no. 2-CHILT-DR-OS-BP-01 – OS Map & Block Plan;
- Drawing no. 2-CHILT-DR-EX-PL-EL-OS-01 – Existing Floor Plan, Front Elevation, Flank Elevations & OS Map; and
- Drawing no. 2-CHILT-DR-PR-PL-EL-01 – Proposed Floor Plan, Loft Plan, Front Elevation & Flank Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20211525	Erection of a dormer roof to the front elevation, conversion of the roof space to form habitable rooms, relocation of existing front entrance door to the flank elevation and installation of a velux window in the rear pitched roof.	Refused	07.03.2022

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- 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;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

GBC Highways Officer

The proposal increases the number of bedrooms from 2 to 3 and whilst Gravesham car parking guidance is maximums, this is a dated approach and modern thinking suggests that some car parking should be provided to meet the need of the residents. Kent County Council revised their car parking guidance in 2008. For a rural area a 2 bedroom property would have required on average 1.5 parking spaces whilst a 3 bedroom property requires 2 spaces. In a suburban area this reduces to 1 and 1.5 spaces respectively. So in both cases we are looking at half a parking space.

Looking at Google Street View, partial pavement parking appears common due to the width of Chilton Drive and it is something that needs to be deterred and not added too.

Therefore despite the minimal increase in parking demand, I can only recommend refusal due to detriment of the passage of pedestrians caused by potential pavement parking. The property is not considered to be suitable for the provision of off street car parking due to its location on a junction and the depth of the garden. However, I am mindful of the situation regarding Gravesham's adopted supplementary planning guidance and accept a refusal on the provision of a car parking space in isolation may not be sustainable at appeal.

Neighbouring properties

6 surrounding properties were consulted with an overall consultation expiry date of 28 September 2022 – no responses received.

Officer's Analysis

The application site consists of a detached single storey dwelling situated at the entrance to Chilton Drive with its front elevation facing onto Villa Road. The property has a single storey front gable element with bay window and front door and window in the front elevation facing Villa Road. On the flank elevation facing Chilton Drive are two windows.

In December 2021 an application was received for 'Erection of a dormer roof to the front elevation, conversion of the roof space to form habitable rooms, relocation of existing front entrance door to the flank

elevation and installation of a velux window in the rear pitched roof' (ref. 20211525). This was refused on the following ground:

The front dormer extension due to its excessive size, occupying the greater part of the front roof slope together with its box like design would appear as a bulky and dominant addition to this modest sized bungalow which would be out of keeping with the character and appearance of the host dwelling and the immediate streetscene. As such this proposal is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

It therefore needs to be seen whether this re-submitted application addresses the ground of refusal. The current proposal is for 'Erection of a single storey front extension, relocation of front door with erection of a porch. Installation of two rooflights in the front roof slope, installation of a window at first floor level in the side elevation and conversion of the roofspace to form habitable rooms'.

The site is located in Higham a Rural Settlement Inset from the Green Belt and in Higham Arable Farmlands Landscape Character Area.

The principle considerations in the assessment of the application are:

- Principle
- Design, Character and Appearance
- Landscape Character
- Amenity of Occupiers
- Neighbouring Amenity
- Parking and Highway Safety

Principle

Policy CS02 of the Local Plan Core Strategy states that in the rural area, development will be supported within those rural settlements inset from the Green Belt and defined in the Policies Map. This is a proposal for extension and alterations to an existing dwelling in the Rural Settlement Inset from the Green Belt of Higham and as such the proposed development is acceptable in terms of principle. The proposal must now be looked at in terms all of principle considerations to see whether it is acceptable with regards to them.

Design, Character and Appearance

The existing dwelling is as follows:



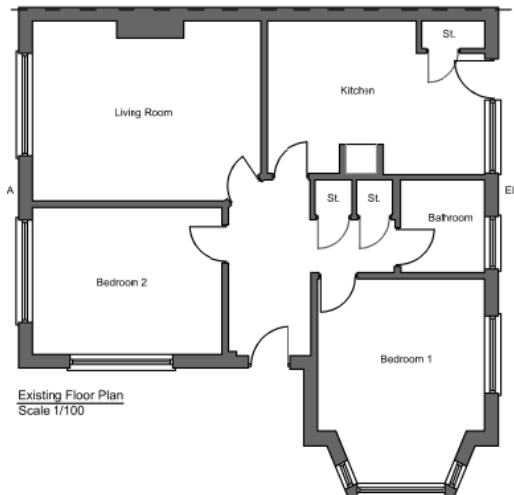
Existing Front Elevation
Scale 1/100



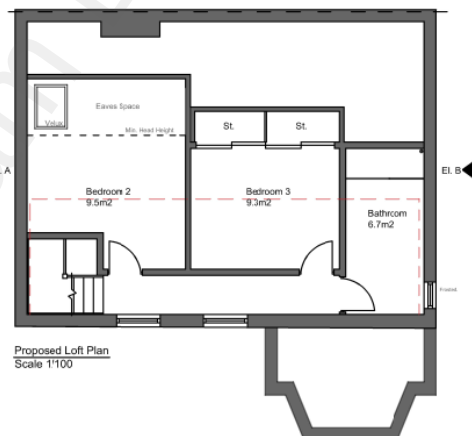
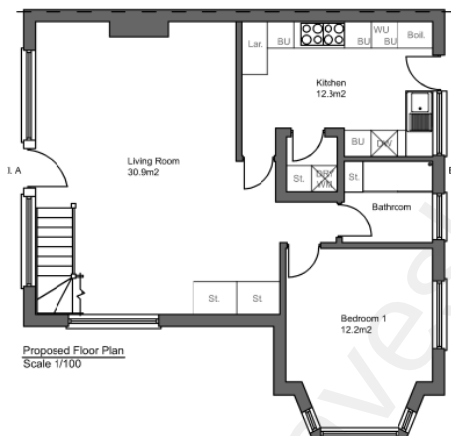
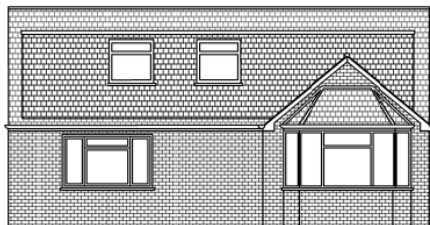
Existing Flank Elevation (A)
Scale 1/100



Existing Flank Elevation (B)
Scale 1/100



The refused scheme ref. 20211525 was as follows:



The current proposal is as follows:



The dormer extension which was proposed in the previous application is no longer proposed and therefore this matter which the ground of refusal of ref. 20211525 was concerning has been resolved.

In relation to the current proposal comments are made on each individual element:

Single storey front extension

This would replicate the existing front projecting element with gable roof and bay window in all respects. Given there is this existing front projecting element with bay window the proposal would not extend the property beyond the existing building line in Villa Road and it would also be sympathetic in design being that it would match the existing front projecting element. It would be in keeping with the scale and character of the host dwelling and would cause no impact on the streetscene.

Relocation of front door with erection of a porch

It is proposed to relocate the front door from the front elevation facing Villa Road onto the side elevation facing Chilton Drive. The relocation of the front door to Chilton Drive raises no issues in design terms as the property also has a frontage onto Chilton Drive and so it would not look out of place and there are other examples of dwellings in Villa Road which do not have their front doors directly facing onto Villa Road, e.g. – the adjacent dwelling next door. The porch is very modest in size and has a pitched roof design which would respect the pitched roof of the host dwelling. It would be respectful in terms of scale and character to the host dwelling and the streetscene.

Installation of two rooflights in the front roof slope

In respect of the roof works this proposal is a great improvement on the previously refused scheme. The rooflights are considered a much more sympathetic method of converting the roofspace than the previously proposed front dormer extension which was out of keeping with the area. Although rooflights in front roof slopes are not commonplace in this section of Villa Road (onto which the dwelling fronts) the proposed

rooflights are modest in number (two) and size and would be placed sufficiently down from the ridgeline, in from the sides and up from the eaves.

Installation of a window at first floor level in the side elevation

The proposed first floor window matches the style and size of windows in that flank elevation and is acceptable in respect of the character of the dwelling.

In respect of design, character and appearance this re-submitted application would be compliant with Policy CS19 (LPCS) and as such the ground of refusal of the previously refused application ref. 20211525 has been resolved.

Landscape Character

The site is located in the Higham Arable Farmlands Landscape Character Area. The proposal is for the extension and alteration of an existing dwelling in a rural settlement. Given the proposed works are considered modest in size and sympathetic in scale and character to the host dwelling and streetscene it is considered there would be no material harm to the wider landscape. In this regard the proposal is compliant with Policy CS12 (LPCS) and section 15 of the NPPF (2021).

Amenity of Occupiers

The dwelling would increase from two to three bedrooms. SPG2 states that for a three bedroom dwelling there should be a minimum garden area of 60 sq. m (excludes areas used for parking or garaging of private motor vehicles) and a minimum rear garden depth of 10m. The rear garden depth is currently undersized as it does not achieve the 7.6m rear garden depth for a two bedroom dwelling and the rear garden depth would be even more undersized as a result of the proposal as it would fall short of the 10m needed for a three bedroom dwelling. However, it is noted that the minimum garden area would be well exceeded as it would be some 143 sq. m. Therefore, although the garden depth would be undersized, given that the garden area would be significantly over the minimum standard it is considered that on balance occupiers would have acceptable living conditions in terms of garden land.

The bedroom which is proposed would be 19.9 sq. m and this therefore meets the minimum standard as set out in the Technical Housing Standards (2015) for a double bedroom which is 11.5 sq. m.

In respect of the amenity of occupiers the proposal is considered compliant with Policy CS19 (LPCS).

Neighbouring Amenity

Due to the siting and scale of the proposed front extension which would serve a living room this would have no impact on the amenity of any of the neighbouring dwellings with regards overshadowing or loss of outlook. The distance from the extension to the nearest neighbouring property opposite, some 25m, means there would be no overlooking.

Due to the siting and scale of the porch this would have no impact on any neighbouring properties with regards overshadowing or loss of outlook.

The two roof lights by virtue of their location and nature of outlook, would cause no impact on the property opposite regarding overlooking.

In respect of the new window proposed in the east flank elevation, this would serve an en-suite and is shown to be fitted with frosted glass. In order to ensure there would be no impact on the neighbouring property to the east, no. 38 Villa Road, it is recommended that a condition is attached, should permission be forthcoming, to state that the window should be obscure glazed and non-openable apart from above 1.7m from floor level of the room. Subject to this it is considered there would be no impact on no. 38.

Subject to the condition regarding the proposed window in the east flank elevation, the proposal would have no impact on neighbouring amenity and in this respect the proposal is compliant with Policy CS19 (LPCS).

Parking and Highway Safety

The property would increase from a two bedroom to a three bedroom dwelling. The property has a detached garage and drive with space for a minimum of two to three off-street parking spaces. SPG4 states that for a two and three bedroom dwelling the maximum parking standard is two parking spaces. Therefore notwithstanding the Highway Officer's comments the proposal is considered to provide sufficient parking provision for the property. In respect of parking and highway safety the proposal is considered compliant with saved Policy P3 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

With the removal of the front dormer extension the reason for the ground of refusal of previously refused application ref. 20211525 has been resolved. The current proposal is now acceptable with regards design, character and appearance, landscape character, amenity of occupiers, neighbouring amenity and parking and highway safety. As such permission is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	31st October 2022	Dated:	31st October 2022