



Delegated Report

Application No: 20211321

Location: Malt Shovel Cottage, Canal Road, Higham ME3 7HU

Description: Conversion of loft to habitable rooms with front and rear dormer, new side entrance with porch and erection of a single storey rear extension with associated internal and external works.

Applicant: Danny and Jemma Sholl

Site Visit Date: Desktop

Submitted Documents/Plans

The application comprises the following documents and plans:

Application form received 22 October 2021.
Design and Access Statement received 22 October 2021.
Design Data Sheet received 9 December 2021.
Drawing no P-01 (site location) received 22 October 2021.
Drawing no. P-03 rev C (proposed plans) received 9 December 2021.
Drawing no. P-02 (existing plans) received 22 October 2021.

Relevant Planning History

20200418	Erection of 2 no. 2 Bedroom dwelling houses to the rear of Malt Shovel Cottage	Refused	30.06.2020
20190392	Erection of 2no. two bedroom dwellings.	Refused, appeal dismissed	03.07.2019

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Design & Development Principles
- CS20 – Heritage and the Historic Environment

Paragraph 33 of the National Planning Policy Framework (2021) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the National Planning Policy Framework (2021), the Council will also seek to replace these saved policies via the emerging Local Plan.

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards
- TC3 – Development Affecting Conservation Areas

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed places
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)
- Lower Higham Rural Conservation Area Appraisal (2017)

Consultations, Publicity and Representations

GBC - Conservation Officer

The proposal site forms one half of a late nineteenth century semi-detached dwelling. This is a large rear dormer flat roofed extension that will protrude above the rear outrigger ridge line, looking incongruous with the adjacent attached house and out of character with the building. It will be visible in oblique views and neither preserves or enhances the area. The section drawing is not as informative as it could be because it does not actually show the proposed dormer in section and the relationship with the neighbouring building.

The dormer roof should be below the ridge line of the outrigger roof it occupies and either in character with the period of the building or an outstanding contemporary designed. The proposal is contrary to local and national policy.



Since these comments were received the applicants have submitted amended plans.

GBC - Highways Officer

There are no highways to object to this proposal, whilst I have my doubts that the parking area can accommodate three parking spaces as defined by current KCC car parking guidance in SPG4, they exist and there is easily room for two vehicles which is the minimum requirement for a four bedroom dwelling in their residential parking requirements.

KCC - Heritage

The site lies within an area of multi-period archaeological potential. However, I consider it unlikely that these proposals will have a significant below-ground archaeological impact and have no further comments to make in this case.

Neighbouring properties

The application has been advertised by site notice, press notice and individual letters to 6 neighbouring properties.

No letters of representation have been received.

Analysis

Proposal

This application seeks planning permission for the conversion of loft to habitable rooms with front and rear dormer, new side entrance with porch and erection of a single storey rear extension with associated internal and external works.

The single storey rear extension will project no further than the existing rear elevation and will be approx. 10m wide. The roof will be flat and there will be an overhang of approx. 1.7m. It will be approx. 3.8m high and will provide for a kitchen/living room, WC and refuse area. There will be a porch/canopy to the side that will project approx. 0.7m to the side. The proposed rear dormer will be 'L' shaped and will be 5m deep and 4m wide. The front dormer will be approx. 2m deep, 2.2m high and 1.85m wide with a pitched roof. This will provide for two bedrooms and a bathroom.

Character and Appearance

The application site is located in Higham village inset from the Green Belt. The site is located within the Lower Higham Conservation Area.

Conservation areas are defined as 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' in the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act). The local planning authority must consider the desirability of preserving or enhancing the character or appearance of the conservation area when assessing relevant applications.

Amongst a range of other things, policies set out in the National Planning Policy Framework (NPPF, 2021) issued by the Government are also material planning considerations in the determination of planning applications. Of particular importance in this respect is paragraph 197 of

the NPPF which states that, in determining applications, the local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness.

The Lower Higham Conservation Area Appraisal lists the positive features contributing to the Conservation Area to include:

- The great open arable field making up the conservation area's south east quarter with its steep banks down to the roadsides, forming an eastern setting for much of the village
- The distant view north-west towards the Thames as seen from the south-east Field

One of the negatives is listed as:

- The appearance of the generally belt and braces adjacent-to-the-street car parking arrangements in parts of the village

The dwelling is an unlisted building that is considered to make some contribution to the conservation area character. This pair of semis are described as two storeys with two storey rear outshuts built in late 19th/early 20th century and as 'a bit of a cut above the standard agricultural workers cottages'.

The proposed extension is large in scale, however, its projection is to the side, rather than the rear unlike the neighbouring property at no. 2, and is similar in scale to this neighbour. As it is single storey it will not be readily visible from the street despite projecting further to the side than the existing extension, particularly with the porch/canopy proposed to the side. On balance, the modern approach will create a distinction between 'old' and 'new' and will preserve the character and appearance of the conservation area. The front dormer is small in scale and does not dominate the front roof slope. The pitch on the roof will complement the dwelling and no objection is raised to this. The proposed porch will be similar in appearance to the existing porch to the front of the dwelling and therefore adds some character to the side where it meets the more modern extension and no objection is raised to this.

The rear dormer is a large flat roofed extension that was originally shown to protrude above the rear outrigger ridge line, looking incongruous with the adjacent attached house and out of character with the building. Concerns were raised to the applicant's agent and the plans amended. The proposed dormer is now more in keeping with the dwelling in terms of scale, is located below the ridge line and leave a larger proportion of the roof slope still visible. In terms of design, the appearance is contemporary with the zinc standing seam finish. No objection is raised to this approach.

The proposed development is considered to preserve the Conservation Area in which it is located and therefore complies with Policies CS19 and CS20 of the Core Strategy 2014 and Policy TC3 of the Gravesham Local Plan First Review 1994 and para 197 of the National Planning Policy Framework 2021.

The site is located within the Higham Arable Farmlands Character Area. The guidelines focus on restoring landscape elements in poor condition, whilst safeguarding it as a prominent landscape feature within the wider landscape. Proposals that introduce extensive or obtrusive elements within visually sensitive areas of the open landscape should be resisted. The proposal for extensions to the main dwelling will not expand the settlement or result in built form that would appear as a strident incursion into the open rural landscape around Lower Higham. Therefore there would be no harm to the landscape and thus a conflict with Policy CS12 and CS19 in so far as they seek to conserve landscape character.

Amenity of Future Occupiers

The proposals will encroach on the rear garden space however there is plenty of garden to remain and therefore no concerns are raised with regards to the amenity of future occupiers.

Neighbouring Amenity

The rear extension is single storey in nature and will have no detrimental impact on either neighbour in terms of loss of sunlight, daylight, outlook or privacy.

The rear dormer will introduce some overlooking however mutual overlooking from first floor windows is common in the area and therefore no objection is raised. Some concerns are raised with regards to the side dormer window and potential overlooking to no. 3 Pickwick Cottages and therefore a condition is recommended that this window is fitted with obscure glass.

In terms of amenity, the proposals accord with Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021.

Parking and Highways

It is not clear from the plans whether the parking area can accommodate three parking spaces as defined by current KCC car parking guidance in SPG4, however the spaces exist and there is easily room for two vehicles which is the minimum requirement for a four bedroom dwelling in the KCC residential parking requirements. No objection on highways grounds.

Conclusion

The proposed extensions are considered to preserve the character and appearance of the conservation area, the surrounding amenities, parking and highway safety and therefore accord with the above-mentioned Policies and are recommended for approval.

Recommendation:

Permit

See draft Decision

Case Officer: AW	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 13 December 2021.	Dated: 13 th December 2021