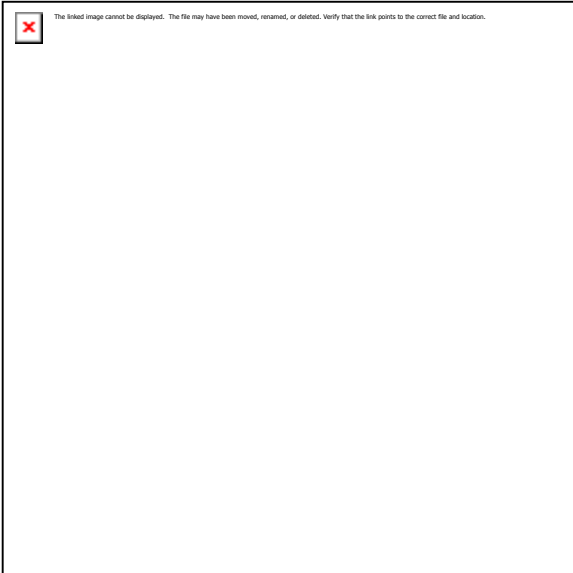




Delegated Report

Householder Planning Application

Planning Application No: 20220325

Location: 20 Norah Lane Higham Rochester Kent

Description: Demolition of the existing single-storey rear extension and conservatory.
Erection of a single-storey rear extension with alterations to internal layout and adjoining external patio with steps and landscape.

Applicant: Mrs and Mr Alex and Tom Doherty

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form Received 01/04/2022;
- Drawing No: A-MP-001 REV 4 (Proposed Block Plan & Site Location Map) Received 09/06/2022;
- Drawing No: A- EX-001 REV 4 (Existing Site Plan) Received 09/06/2022;
- Drawing No: A-EX-002 (Existing Plans & Section) Received 23/03/2022;
- Drawing No: A-EX-003 (Existing Elevations) Received 23/03/2022;
- Drawing No: A-P1-002 (Proposed Plans & Section) Received 23/03/2022;
- Drawing No: A-EX-004 (Supplementary Information) Received 23/03/2022 and;
- Drawing No: A-P1-003 (Proposed Elevations) Received 23/03/2022.

Superseded Plans

- ~~Drawing No: A-MP-001 (Proposed Block Plan & Site Location Map) Received 23/03/2022;~~
- ~~Drawing No: A- EX-001 (Existing Block Plan) Received 23/03/2022;~~
- ~~Drawing No: A-P1-001 (Proposed Site Plan) Received 23/03/2022;~~

Relevant Planning History

Reference	Description	Outcome	Decision
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			Date
19620030	layout of roads and layout of 141 houses and bungalows	Permitted	11.04.1962
19620306	layout of land and erection 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
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

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

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (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) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Higham Parish Council

No comments received.

KCC Heritage and Conservation

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

Neighbouring properties

The application was advertised by way of letter to five surrounding properties. The consultation period expired on 26th April 2022 and no comments were received.

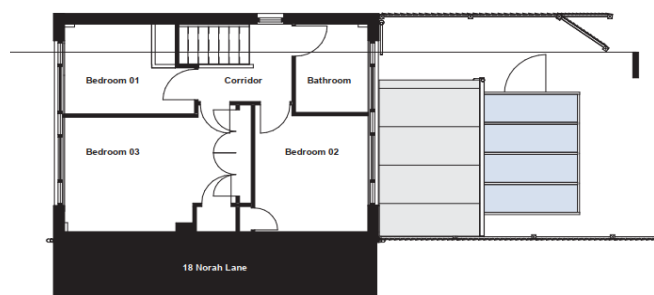
Analysis

Proposal

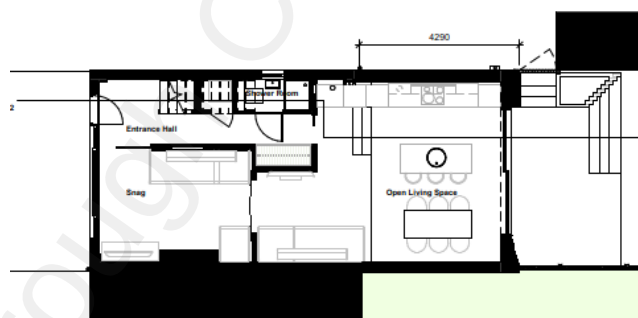
The proposal seeks the demolition of the existing single-storey rear extension and conservatory and erection of a single-storey rear extension with alterations to internal layout and adjoining external patio with steps and landscape.

The extension will project 4.2m from the rear elevation of the original dwellinghouse and will span full width. The extension will be finished with a flat roof which will have a maximum height of approx. 3.4m from the altered ground level. The extension will include a roof light and sliding doors in the rear elevation.

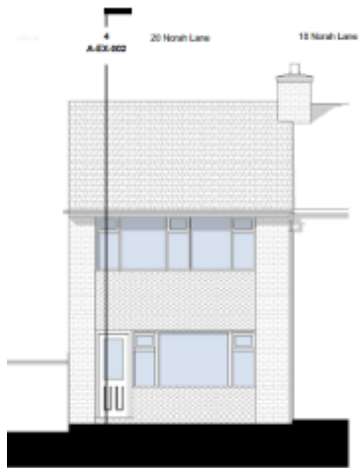
Existing Plans



Proposed Plans



Existing Elevations



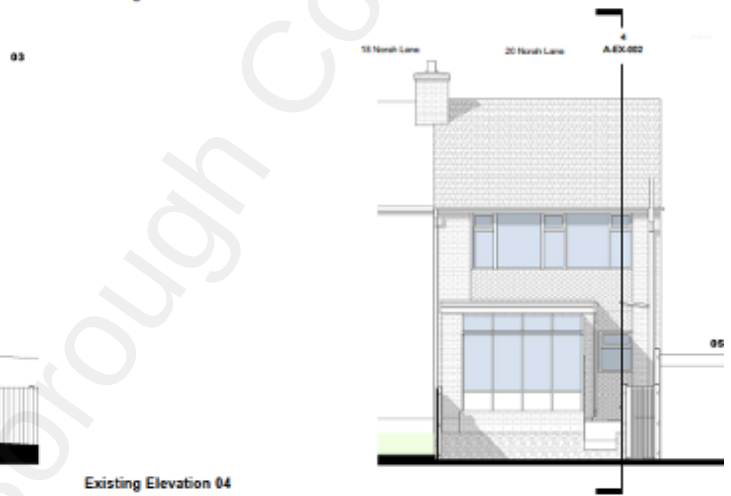
Elevation 01



Existing Elevation 02



Elevation 03



Existing Elevation 04

Proposed Elevations



Character and Appearance

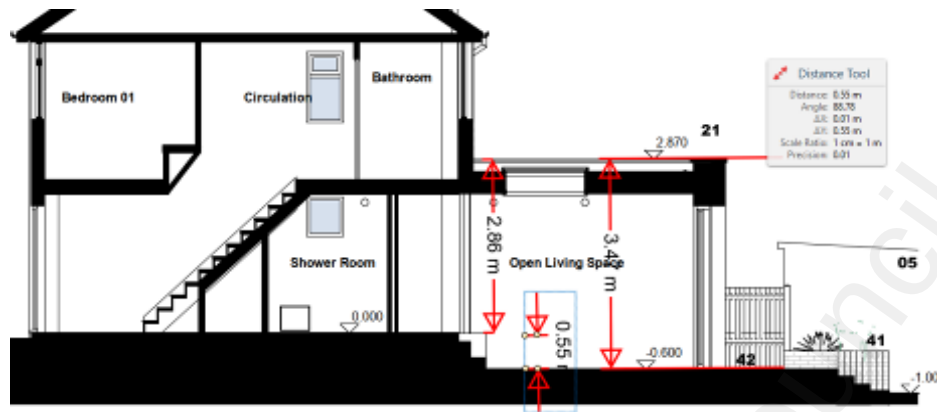
The application site is a two storey semi detached house in use as a single family dwelling. The property is situated in a rural settlement which is inset from the greenbelt as well as the Higham Arable Farmlands Landscape Character Area.



The site has been extended by way of a single storey rear extension and a further conservatory addition to this extension. It would appear this has been constructed without the benefit of planning permission some time ago. Planning permission is not necessarily required for a single storey rear extension in some cases.

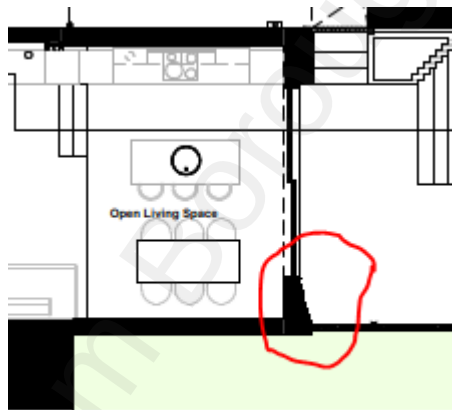
It is noted from the submission that there will be a reduction of some 500mm to the ground levels to achieve the proposed height of the extension. The new extension will be accessible internally via steps and will open onto a patio area which will have a further 500mm reduction to the ground level to allow for

access to the garden area.



The changes to the land levels are not considered to cause any material harm to the character and appearance of the extension as it is situated to the rear of the property and not visible from a public vantage point.

The extension is well designed and will be constructed using materials to match the host dwelling. The rear elevation of the extension will include a staggered wall which will add to the character of the extension.



The proposed extension is subordinate to the host dwelling, well designed and compliant with CS19 of the Local Plan Core Strategy 2014 and SPD4 - Householder Extensions/Alterations Design Guide (2021).

Amenity of Future Occupiers

Post development the garden will retain a minimum depth of 10m and an area of approx. 85sqm which is acceptable for a three bedroom property and so the proposal is considered to adequately safeguard the amenity of future occupiers.

Neighbouring Amenity

The proposal is not liable to harm light or outlook of the neighbouring property known as No.22 Norah Lane as the application site is situated away from this property and there is a driveway which separates the property and provides a distance of approx. 5m. The proposal does show the creation of a new window opening in the flank elevation which faces this property which will serve a shower room. In order to maintain neighbouring privacy a condition will be imposed to ensure this window is obscure glazed and top hung in perpetuity.

The adjoining property which forms the other half of the semi is not liable to be impacted in terms of light

due to the path of the sun. In terms of outlook there will not be any material harm caused by this extension as it will retain the same height from the neighbouring boundary to what is currently in place. Furthermore the new extension will not project as far back as the existing conservatory.

The proposal is considered to adequately safeguard the amenity of neighbouring properties.

Parking and Highways

The proposal will not impact any existing arrangements and so there are no concerns in this regard.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within the Higham Arable Farmlands Character Area, as set out in the Council's Landscape Character Assessment document.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that this development would not be detrimental to the Higham Arable Farmlands Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	9 th June 2022	Dated:	10th June 2022