

Delegated Report

Householder Planning Application

Planning Application No: 20230697

Location: Thorpewood Newlands Lane Culverstone Gravesend

Description: Demolition of the existing conservatory, erection of new first floor and reconfigure roof including new rooflights. Erection of a single storey flat roof rear extension with roof light.

Applicant: Oliver And Stephanie Porter And Price

Site Visit Date: 24th August 2023

Submitted Documents/Plans

- Application Form
- Drawing No: 8497-PD-003 (Proposed Floor Plans, Elevations and Section)
- Drawing No: 8497-PD-001 (Existing Floor Plans, Elevations and Site Location Map)
- Drawing No: 8497-PD-002 (Existing Site Plan and Street Scene)
- Drawing No: 8497-PD-004 (Site Plan as Proposed)
- Drawing No: 8497-PD-005 (Proposed Materials)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20100589	Erection of single storey front and rear extensions to form a bedroom and enlarged kitchen/dining room.	Permitted	19.08.2010
20230720	Construction of new garage and boundary wall and for change of driveway finishes to block paving	Still under consideration at the time of determining this application	

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

Local Ward Councillors

No comments received.

GBC – Highways Officer

I have no objections, the existing access with its gates are retained and there is adequate space to accommodate 2 or more vehicles on site.

However, the applicant will need to comply with the requirements of SPG4 and provide one secure parking space per bedroom. Given the extent of the works, I believe 5 cycle parking spaces would be appropriate, the minimum being one for the additional (5th) bedroom.

Neighbouring properties

The application was advertised by way of site notice and letters to 6 surrounding properties. The consultation period expired on 11th August 2023 and one objection was received.

The main points raised in the objection were:

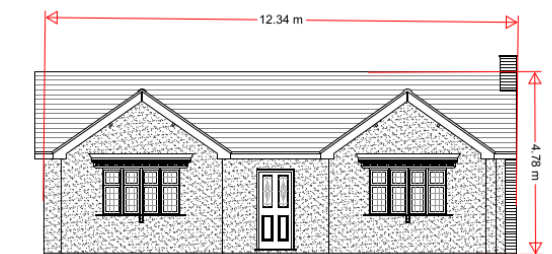
- Impact of development on neighbouring properties' light levels
- Loss of Views
- Impact on Outlook

Analysis

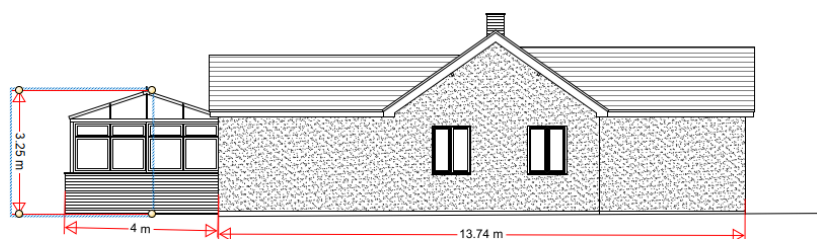
Proposal

The proposal seeks to demolish the existing conservatory, erect a new first floor and reconfigure the roof including the installation of rooflights. The proposal also seeks to erect a single storey rear extension with a flat roof and a roof light.

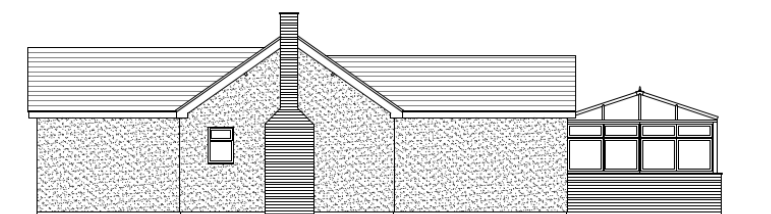
Existing Elevations



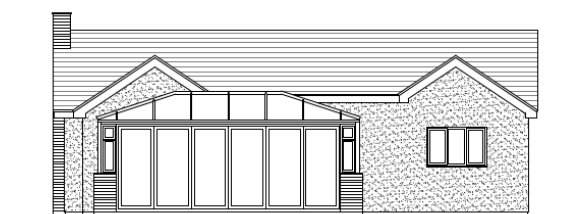
South West Elevation



North West Elevation



South East Elevation



North East Elevation

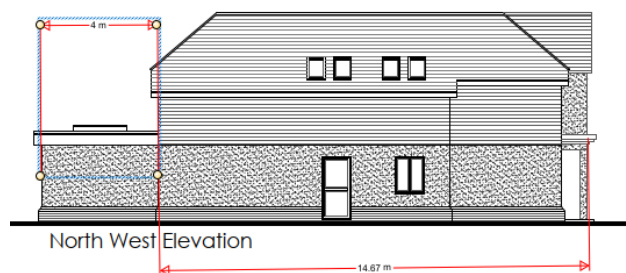
Proposed Elevations



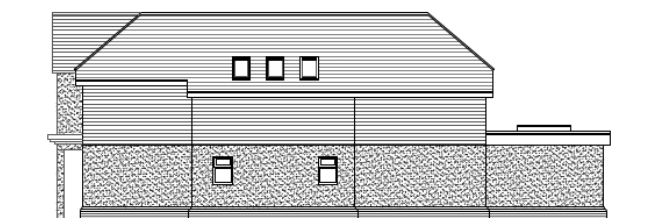
South West Elevation



North East Elevation



North West Elevation



South East Elevation

Character and Appearance

The application site is a modest detached bungalow, which lies to the north side of Newlands Lane, within a rural settlement inset from the Green Belt. Newlands Lane is narrow for much of its length with limited

passing places and development is located directly opposite open fields. The open nature of the site is also defined by the open field located further to the west beyond the adjoining property known as 'Avoca'.

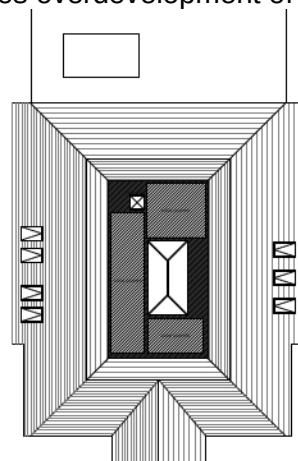
The application bungalow is positioned between Triple Oak and Monk Silver. Monk Silver is positioned to the East and Triple Oak is positioned to the West, both dwellings are two storeys in height. The bulk and massing of Monksilver is reduced by its hipped roof form and the massing of Triple Oak is minimised by its shallow roof form and chalet bungalow style.



The character of the existing property is that of an inoffensive low scale bungalow with east/west facing gabled ends and forward projections that also have a gable roof form, but lower than the main east/east gable.

This proposal seeks to erect a first floor element which measures some 12 metres in width by 14.6 metres in depth. The existing single storey projection will be increased in width and changed from a glazed conservatory to a single storey flat roof extension. A further first floor projection with a centralised single front facing gable will be introduced, the area beneath this extension will serve as a storm porch which two pillars either side providing support.

The result of the proposed dwelling is to create a much more dominant structure when compared to the existing bungalow. Triple Oak which is situated to the West has been extended, however the design of this property still follows a Chalet Style with a shallow roof form, the proposed development at Thorpewood would introduce a much larger roof area with a total height of 7m in comparison to the 6m height of Triple Oak. Furthermore, the proposed crown roof form is something which is neither supported nor encouraged by the Local Planning Authority, the proposed development would introduce a significantly sized flat roof element at first floor level which constitutes overdevelopment of the site.



Roof Plan

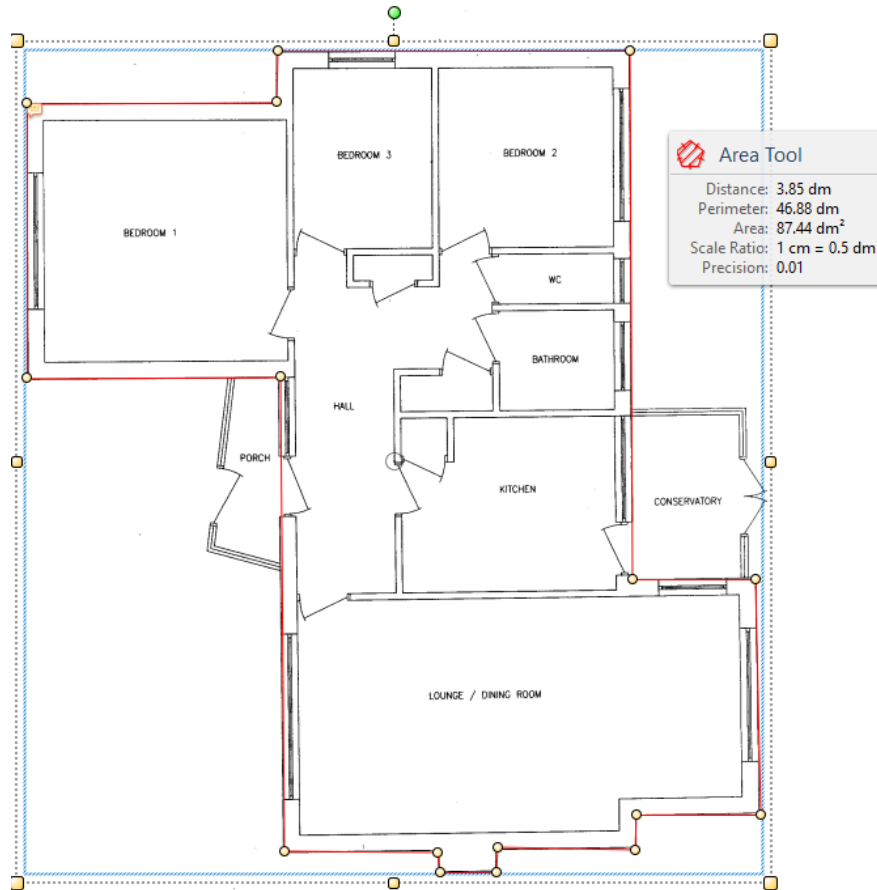
Any alterations or extensions to an existing property should respect the general scale, character and proportions of the surrounding area and the original host dwelling on the site. The proposed extensions will alter the shape and form of the original bungalow which currently stands on the site and creates a much more dominant structure which by virtue of its mass and bulk fails to respect the design, character and appearance of the area and will be out of character with the immediately surrounding area, the streetscene

in general and the neighbouring dwellings. The proposed development represents an increase over 100% to the original dwelling as it was first erected.

Original dwelling (as built)

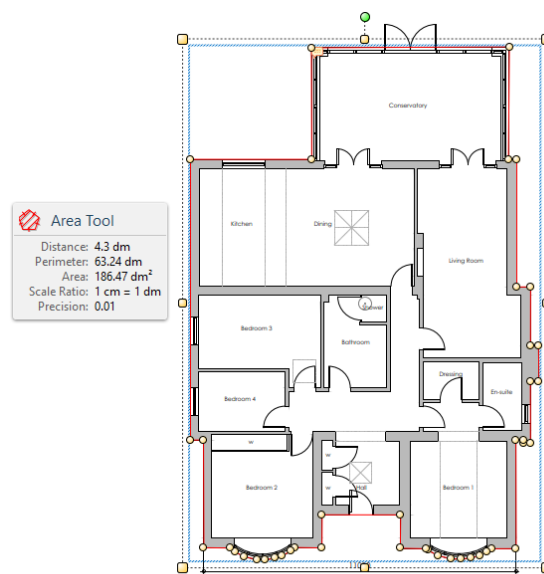
Ground Floor: 87.44sqm

First Floor: N/A



Existing Size (Post extension in 2010)

Ground Floor: 186.47sqm

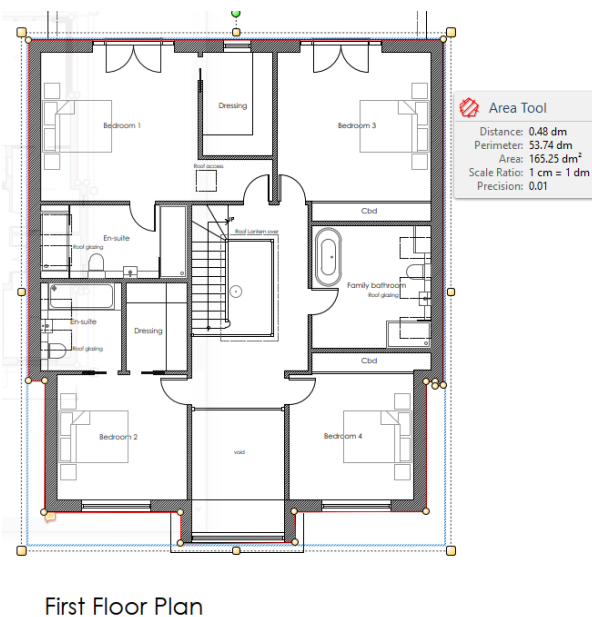
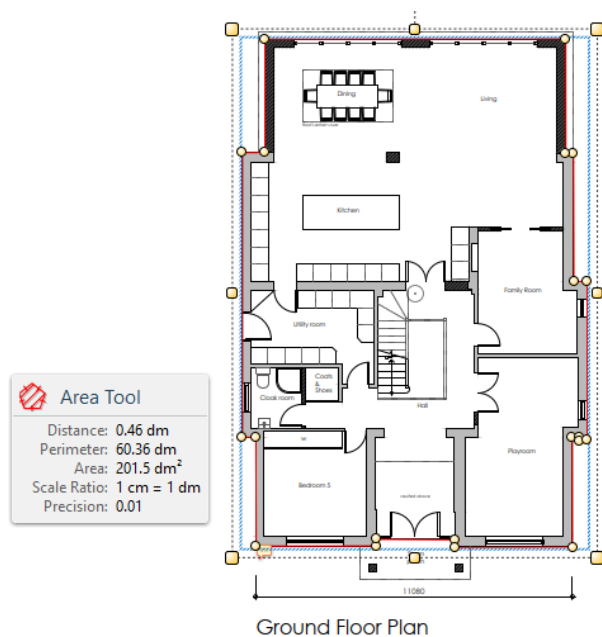


Ground Floor Plan

Proposed Extensions

Ground Floor: 201.05sqm

First Floor: 165.25sqm



Total: 366.3sqm

Total floor space increase from dwelling as built: **278.86sqm**

Total floor space proposed: **179.83sqm**

It is acknowledged that the neighbouring property known as “Triple Oak” was allowed on appeal. The appeal decision acknowledges that the new dwelling was going to introduce more bulk to the original property however the overall size was still in keeping with the neighbouring properties. The proposed alterations to Thorpewood are not considered to respect the scale of the neighbouring properties and unlike Triple Oak it would result in a significant increase to the roof height with the introduction of the flat roof element.

The proposed main roof substantially increases the bulk of the dwelling and the design in general is considered to increase the prominence and intrusiveness of the dwelling within the street scene. On the basis of the above the proposal is considered to be contrary to requirements of CS19 Local Plan Core Strategy 2014, SPD4 – Householder Alterations and Extensions Guidance and Section 12 of the National Planning Policy Framework (2021).

Amenity of Future Occupiers

In the absence of a sufficient block plan it is difficult to ascertain how much resultant garden space would be left post development, however given the vast size of the plot it is considered that there would be sufficient private amenity.

The proposed bedrooms are compliant with the Council’s technical standards, will be generous in size, and will have sufficient outlook so to ensure that the occupants of the property have acceptable living conditions.

The family room will have a window which will face towards a fence in the direction of Monksilver. The distance between this window and the boundary is some 1m, however given that this is a secondary living space it is considered that this would not be a concern which would warrant a refusal.

The proposal is considered to adequately safeguard the amenity of existing occupiers.

Neighbouring Amenity

Triple Oak which is situated to the West is not liable to be impacted in terms of privacy as there are no windows in the flank elevation of this property which serve a habitable room. The only window of concern was a hallway window, however given it is not serving a habitable room this alleviates any potential issues. There is a window at ground floor level of Thorpewood which will serve a w/c, this can be conditioned to ensure it is obscure glazed and top hung to maintain neighbouring privacy.

In terms of light level the proposed development will be higher in height and may cause some overshadowing, however this is not deemed significant enough to warrant a refusal.

The property known as Monksilver is situated to the East of Thorpewood. The original plans of Monksilver show that the lounge and dining room are both served by secondary windows. Whilst there maybe some overshadowing in the afternoons this would not be significant as the frontage of this property is south facing and the windows are secondary which means these windows would not be their only source of light and outlook. Furthermore the existing bungalow would already introduce some overshadowing to this property anyway and the development would maintain its distance from the common boundary.

The first floor of Monksilver has two windows in the flank elevation which serve a bathroom and a secondary window to a bedroom. A bathroom is not considered a habitable room and as the window to the bedroom is secondary the proposal would not harm the only source of light/outlook to this bedroom.

Floor Plans of Monksilver as approved under 19760605 (Floor plans of the current property and room uses are slightly different to below)



The proposed development is considered to adequately safeguard neighbouring amenity.

Parking and Highways

There is adequate frontage to the property to accommodate multiple vehicles at any one time and so the proposal is deemed compliant with the requirements of SPG4 – KCC Parking Standards 2006.

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 Meopham Downs 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 Meopham Downs 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 would result in a development of a design which by virtue of its size, positioning, mass and bulk would introduce an intrusive element in the street scene that fails to respect the design, character and appearance of Newlands Lane or integrate well within the surrounding area in general having an adverse impact the rural character. The development, if permitted would therefore be contrary to CS19 Local Plan Core Strategy 2014, SPD4 – Householder Alterations and Extensions Guidance and Section 12 of the National Planning Policy Framework (2021).

(For detailed reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	14/08/2023	Dated:	30th August 2023