



Delegated Report

Householder Planning Application

Planning Application No: 20221343

Location: Corner Cottage Round Street Cobham Gravesend

Description: Erection of single storey side extension

Applicant: Mr Matt Mason

Site Visit Date: 02 March 2023

Submitted Documents/Plans

Householder Planning Application form;
Drawing no. P31 Rev. B Existing site plan (including previously approved porch);
Drawing no. P32 Proposed site plan;
Drawing no. P30 Rev. A Existing and proposed ground floor layout and elevations; and
Planning Design Access Statement November 2022

Relevant Planning History

Reference	Description	Decision	Decision Date
20210426	Demolition of existing double garage and workshop; erection of double garage; relocation of vehicle and pedestrian accesses; and erection of porch.	Permitted	07.10.2021
20180240	Demolition of existing conservatory and erection of a part two storey and part single storey rear extension. Alterations to existing property.	Permitted	17.05.2018
20171348	Demolition of existing extensions and garage/workshop. Erection of a part two storey and part single storey rear extension, erection of double garage/workshop. Alterations to existing property.	Refused	09.02.2018
20160993	Demolition of existing extensions and garage. Erection of a part two storey and part single storey extension on the north elevation and single storey extension to form new entrance. Erection of two single storey pavilion-style buildings with pitched roofs connected with a single storey infill extension to form kitchen/dining room and a garage incorporating an open terrace. Alterations to the property.	Permitted	20.01.2017
20020951	Erection of a single storey extension on the north east elevation to form kitchen, hall and porch; construction of dormer window in south east roof slope and conversion of roof space into a bedroom with en-suite shower room/w.c.	Permitted	13.01.2003

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

Gravesham Local Plan: First Review (1994)

- TC7 – Other Archaeological Sites

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)
- Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

KCC - West Kent Public Rights Of Way Officer

Public Rights of Way NS192 lies to the west of the site. The route may be affected by the application, and I therefore enclose a copy of the Public Rights of Way network map showing the definitive line of this path for your information.

It is important to advise the applicants that a public right of way must not be stopped up, diverted, obstructed or the surface disturbed and there must be no encroachment on the current width, at any time now or in future. This includes any building materials or waste generated during any of the construction phases. Please note that no furniture or fixtures may be erected on or across Public Rights of Way without the express consent of the Highways Authority.

Cobham Parish Council

No response received.

Neighbouring properties

The application was publicised by a site notice, newspaper advertisement and to five neighbouring properties by letter. No representations have been received. The overall consultation date expired on 14/02/2023.

Officer's Analysis

Background

The application site has been subject to several previous planning applications (as set out above). Planning permission 20180240 has been implemented and the works to the dwelling included the demolition of an existing conservatory and the erection of a part two storey and part single storey rear extension.

Planning permission 20210426 has yet to be implemented and would result in the demolition of an existing double garage and workshop; the erection of double garage; the relocation of vehicle and pedestrian accesses; and the erection of porch. It is noted that the current application details illustrate the approved porch as existing, although it has not actually been built yet.

Design, Character and Appearance

Paragraph 130 of the National Planning Policy Framework 2021 (NPPF) sets out various design requirements and includes the need for the development to add to the overall quality of an area; be visually attractive; and be sympathetic to local character, including the surrounding built environment. Paragraph 134 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

In relation to single storey side extensions, the Householder Extensions/Alterations Design Guide (2021) highlights that they can have an impact on the character and appearance of the host building and the street scene and that the relationship between the proposal and surrounding properties must be carefully considered. Specially it states that such extensions should be subservient, ideally lying behind the main front building line, that they should not be excessive in height and be no greater than half the width of the host building. It also states that roof designs should reflect the main roof and that patterns, designs and proportions of windows should reflect the existing building and local character

The application site is located in the Meopham Downs Landscape Character Area (LCA) and as such, Policy CS12 of the Gravesham Local Plan Core Strategy September 2014 is also relevant. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment will be taken into account in determining applications. The Meopham Downs LCA is characterised by a mixture of grazed pasture and arable land, with field shape and size being varied because of the topography of the area. Tree belts and native hedgerows with mature hedgerow trees form distinct boundaries.

The external facing materials, fenestration and architectural design of the proposed extension would match with the existing building and it would be subservient in size to the dwelling overall (despite not being set back behind the front building line). Furthermore the proposed development would not detract from the domestic character of the application site and would not be especially visible in the wider landscape setting. Therefore there would be no detriment to the landscape character of the Meopham Downs LCA.

Whilst it is noted that the application property has been subject to significant alteration and extension in the past, the proposed development would not extend the existing building's footprint or bulk excessively. This is because it would infill a small area at ground floor level only, squaring off the footprint.

Overall, the proposed development would be appropriate in terms of design and would not undermine the character of the existing dwelling or the surrounding area. As such, the proposed development would be in

line with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014, the Householder Extensions/Alterations Design Guide (2021) and Paragraph 130 of the NPPF 2021.

Amenity of Future Occupiers

The proposed development would improve the living conditions for future occupiers and an appropriate amount of garden area would be retained. As such, the proposed development would not be detrimental to residential amenity and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy September 2014.

Neighbouring Amenity

Yew Tree Cottage adjoins the application site and Poolmerick, Round Street and Roundhay, Whitepost Lane are separated from it by a Public Right of Way. Stonehigh, Round Street is located directly opposite, across the roadway.

Due to the design of the proposal, the layout/separation of the properties, the orientation of the buildings and the screening provided by existing boundary treatments, there would be no adverse overshadowing, overlooking or overbearing impacts to any neighbouring properties.

Overall the proposed development would not be detrimental to residential amenity and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Public Right of Way

Public Right of Way reference NS192 adjoins the western boundary of the application site. The proposal comprises of development located within the confines of an existing residential property and as such, it would not adversely affect the alignment or use of the Public Right of Way. The comments of the KCC West Kent Public Rights of Way officer can be attached as an informative to any planning permission granted.

Any Other Material Planning Considerations

The application site is located within an area of multi-period archaeological potential and Groundwater Source Protection Zone 3. However, as the proposed development is within the confines of an existing residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to groundwater or archaeology. As such, the proposal would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

Suggested Conditions

Standard time limit

Development in accordance with the approved plans

Materials to match existing

Conclusion & Recommendation

The proposed development complies with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	2nd March 2023	Dated:	02 March 2023