



Delegated Report

Householder Planning Application

Planning Application No: 20220385

Location: Holly House, Wrotham Road, Culverstone, Gravesend DA13 0RE

Description: Erection of a single storey rear extension

Applicant: Mrs Caroline O'Flaherty

Site Visit Date: 17th May 2022

Submitted Documents/Plans

Application Form Dated 06/04/2022;
Drawing no. HOLLY – HOUSE – 01 Rev D (Floor Plans and Elevations with Block Plan – Existing); and
Drawing Number HOLLY – HOUSE – 02 Rev E (Floor Plans and Elevations with Block Plan – Proposed).

~~Drawing Number HOLLY – HOUSE – 02 B – Floor Plans and Elevations with Block Plans – Proposed~~
~~Drawing Number HOLLY – HOUSE – 01 C – Floor Plans and Elevations with Block Plan – Existing~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20180042	Erection of a single storey rear extension.	Permitted	12.03.2018
20070113	Construction of a first floor extension to form four bedrooms and bathroom/WC	Permitted	06.03.2007
20061077	Construction of a first floor extension to form four bedrooms and bathroom/WC.	Refused	19.01.2007
19910204	Erection of single storey rear extension to form utility room, bathroom and bedroom.	Permitted	23.04.1991
19910062	Erection of single storey rear extension to form utility room, bathroom and bedroom.	Refused	22.02.1991

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

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
- 15 - Conserving and enhancing the natural environment

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);
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

Ward Councillors - No comments received.

Parish Councillors – No objection to this application.

KCC – Heritage – No comments to make on this application.

Neighbouring properties

4 surrounding properties were consulted and no representations were received. The consultation period expired 2nd May 2022.

Officer's Analysis

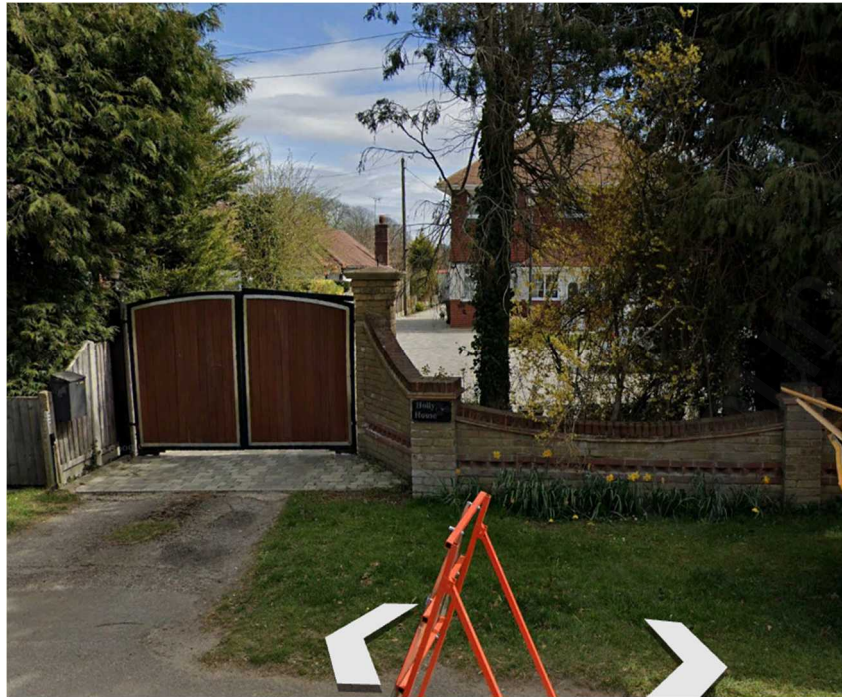
Procedural Issues

The proposal was previously submitted under planning reference 20180042 and was subsequently permitted as above. There have been no changes in guidance at a local or national level for planning policy which would affect the previous decision for this application.

Design, Character and Appearance

Holly House is a two-storey detached property located on the east side of Wrotham Road. The property currently has an existing two storey rear extension. The property is located within the Rural Settlements

Inset from the Green Belt and is in the Meopham Downs Landscape Character Area.



The application proposes the erection of a single storey rear extension. The property is currently an 'L' shaped construction which the proposed extension looks to infill. The extension will have a flat roof with fake pitch at a height of 3.81m (inclusive of pyramid roof lights) and a width of 5.32m. The application proposes a depth of 7m which although large, would be proportionate to the size of the existing dwelling and garden amenity space and would not be excessive in bulk.

The proposal will create space for a new, open plan kitchen and dining area. It will consist of two pyramid roof lights and bi-fold doors leading to the rear garden. The proposal also includes two windows to the side elevation.

It will be constructed using render with a tiled roof and white PVCU windows and doors, all to match the existing dwelling.

The development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the NPPF (2021).

Amenity of Future Occupiers

The garden area complies with the recommendations within Gravesham's Residential Layout Guidelines (RLG) (2020) with a depth of 18.06m and an area of 173.87m², excluding hardstanding access to rear garage. As such, the extension is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021). All rooms provided accord with those set out in the Residential Layout Guidelines (2020).

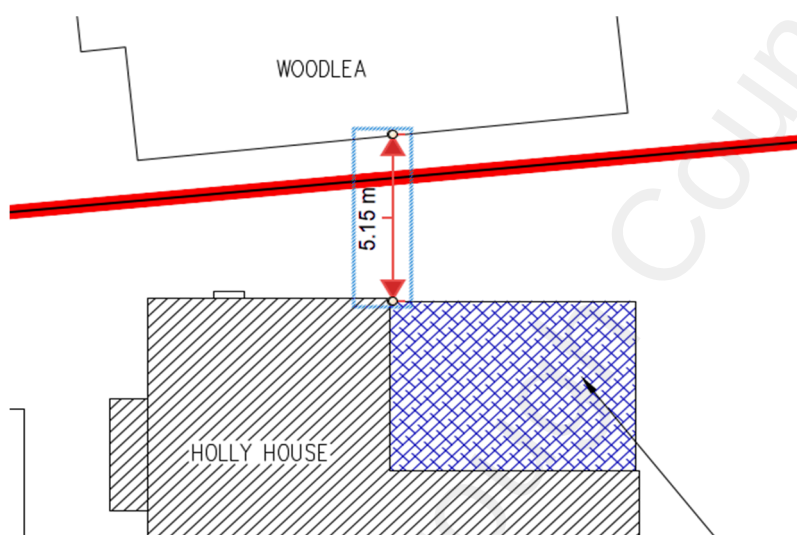
Therefore, the development will safeguard the amenity of future occupiers and the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Neighbouring Amenity

The dwelling is detached and therefore situated away from the neighbouring properties so unlikely to affect any light received or outlook. In relation to the existing dwelling and grounds, the extension is not

excessive in size and will have an eaves height of 2.5m and a flat roof height of 3.81m (inclusive of pyramid lights).

The proposal includes two windows to the side elevation which accommodate the kitchen and dining room. The windows front the neighbouring property, Woodlea. This property is a detached dwelling which has four side flank windows facing the proposed single storey rear extension at Holly House. The distance between the proposed extension and Woodlea measures 5.15m at the closest point. The existing boundary treatment will serve to protect the privacy of both properties.



In conclusion, the development will not have a detrimental impact on the amenity of neighbouring properties in terms of overlooking, outlook or sense of enclosure.

As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Any Other Material Planning Considerations

Landscape Character Area

Section 15 of the NPPF (2021) highlights the importance of conserving and enhancing the natural environment, one aspect of which is the protection and enhancement of valued landscapes. Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states that the overall landscape character and valued landscapes will be conserved, restored and enhanced and the greatest weight will be given to the conservation and enhancement of the landscape and natural beauty of the Kent Downs AONB and its setting.

The application site is located within the Meopham Downs Landscape Character Area. The topography is gently undulating with a mixture of arable and pasture farmland. The area is characterised by neat pattern of small square fields in the south and broader irregular shapes to the north with narrow lanes and road with hedgerows. There are three large settlements located along A227 running east and west with traditional architecture surrounding village greens. The condition is good and the guidelines are to conserve and reinforce.

Due to the nature of this proposal there will be no direct impact on the landscape character area. As such the proposal would accord with Policy CS12 (LPCS) and Section 15 of the NPPF (2021).

Conclusion & Recommendation

The application has been fully considered and it is in accordance with local and national planning policy. The extension is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. The development will safeguard the amenity of future occupiers and will have not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	23 May 2022	Dated:	23rd May 2022