



Delegated Report

Householder Planning Application

Planning Application No: 20230726

Location: Hartland House Sole Street Cobham Gravesend

Description: Erection of single storey rear extension.

Applicant: Mrs Edith Holland

Site Visit Date: Previous application – 31/05/23

Submitted Documents/Plans

Application Form

03 – Site Location Plan

06 – Block Plans as Existing and Proposed

01 – Plans and Elevations as Existing

05 – Plans and Elevations as Proposed

Relevant Planning History

Reference	Description	Decision	Decision Date
20230394	Demolition of existing conservatory with erection of first floor front extension, single storey front extension and two storey side extension.	Permitted	14.06.2023
19860262	Erection of single storey front extension to form utility room	Permitted	06.05.1986
19830440	Erection of single storey side extension to form double garage and apiary	Permitted	16.08.1983

Officer Note: It is noted that the plans for this application state that the proposed development is intended to be implemented in conjunction with proposals as approved under application ref 20230394.

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 (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- SPG 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); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Ward Councillors: No response received.

Cobham Parish Council:

'The plan is for a co-linked plan ref-20230394, the initial plan already extends the footprint on this greenbelt land, however, this new request to be built at the same time does not state greenbelt. Extended footprint larger than existing building between two requests on greenbelt Rural boundary inset from greenbelt – it is eroding this (see policy CS02).'

For clarity, the site is not within the green belt.

Neighbouring properties

A site notice was placed on 21st August 2023.

4no. surrounding properties were consulted, and 0 responses were received from members of the public.

The final date to received comments ended on 11th September 2023.

Officer's Analysis

Principle of Development

This application is located in a Rural Settlement Inset from the Green Belt, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development. However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Landscape Character Area, Amenity of Future Occupiers, Residential Amenity of neighbours and Parking and Highways.

Design, Character and Appearance

The proposed development would result in an increased footprint as a result of the extension. It is noted that the works are intended to be completed in conjunction with that approved under planning approval

20230394.

In that application it was ascertained that the increase in footprint would be approximately 14m². In this application the proposed extension would have a footprint of 34m². The total increase of 48m², would be a minor increase to the existing footprint of 161.41m². The resultant footprint would be appropriately sized and reflective of other neighbouring properties. However, the size of the extensions is only partially determined by its increase in footprint and a visual assessment should also be completed.

In this instance the proposed single storey rear extension would be subservient in its scale. The pyramid light does raise some question regarding the subservience as it would interrupt the existing windows on the rear. However, when viewed from the side it is evident that the rooflight would not be a dominating feature given its central location on the roof and its depth. A flat roof window would have been more appropriate here visually. On balance, the development would result in a minor scale increase which would be subservient for the rear elevation. The proposed development would use a single ply membrane, render and brickwork to the external walls and windows and doors to match the main dwellinghouse. This would be considered appropriate on this dwellinghouse, in this setting.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2023) in terms of design, character and appearance, subject to condition.

Landscape Character

The application site is located within the Meopham Downs Landscape Character Area. This area is characterised by gently undulating topography with a mix of arable and pasture farmland, three large settlements located along the A227 and traditional architecture surrounding village greens providing local vernacular.

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

It is considered that this single storey extension to the rear of the property will not have any detrimental impact on the landscape due its location to the rear of the property and not being visible from any public vantage points.

Amenity of Future Occupiers

The NPPF (2023) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

The use of the room to be provided by this extension has not been clarified in the application. However, the internal area is 29m², which is in excess of the size requirements for all room type. The external space standards would also be complied with. All new elements would comply with the minimum space standards in the adopted Residential Layout Guidelines (2020) and retain adequate external space as per the Guidelines.

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was Received from members of the public.

Medway House

This neighbour is located to the northeast. There is 4.9m between the dwellinghouses. The proposed extensions would not reduce the distance between the buildings. There is planting and hedging at the shared boundary with this neighbour, obscuring visibility between the plots. The proposed development would not include any first floor windows which would directly overlook this neighbour's property. Given the distance, minor scale and position of the proposed extension, no concerns are raised with regard to significant overshadowing of this neighbour's property.

Harvest House

This neighbour is located to the southwest. There is 2.3m between the dwellinghouses. This distance would be retained. At the boundary there is substantial planting and hedging which would restrict views of ground floor elements of the development. Given the distance, scale and position of the proposed extension, no concerns are raised with regard to significant overshadowing of this neighbour's property. There would be no new first floor side windows facing this neighbour's property.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Parking and Highways

The proposed scheme would not increase the number of bedrooms, in this 6-bedroom property. Nor would it reduce the parking provision available both within the garage and on the front drive. This scheme also does not propose alterations to the access.

Adequate vehicle and cycle parking provision is therefore available in accordance with paragraphs 110 to 113 of the National Planning Policy Framework (2023), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014 subject to further details of cycle parking provision.

Conclusion & Recommendation

The proposed development complies with all relevant national and local planning policies. The recommendation is to approve.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	14 th September 2023	Dated:	14 September 2023