

Delegated Report

Householder Planning Application

Application No:	20240182
Location:	1 Bridge Cottages, Sole Street, Cobham, Gravesend, Kent, DA12 3AX
Description:	Erection of a single storey rear extension.
Applicant:	Dr & Mrs Watson
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

- Application Form – dated 23 February 2024;
- Covering Letter by MRW Design Ltd – dated 12 February 2024;
- Drawing no. 2402-PL01 – Existing Plans, Elevations and Sections;
- Drawing no. 2402-PL02 – Proposed Plans, Elevations, Section and 3D Visual;
- Drawing no. 2402-PL03 – Existing and Proposed Block Plans (scale – 1:200);
- Drawing no. 2402-PL04 – Ordnance Survey Site Location Plan (scale – 1:1250).

Relevant Planning History

No relevant planning history.

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 Well-Designed and Beautiful Places
- Section 15 – Conserving and Enhancing the Natural Environment

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)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

External Consultees

Cobham Parish Council – Cobham Parish Council has no objection to this application.

Internal Consultees

Local Ward Councillors – No comment received.

Neighbouring properties

A notice was displayed on site 14 March 2024.

In addition, two surrounding properties were consulted and no representations were received.

The consultation period expired 05 April 2024.

Officer's Analysis

Site Description

1 Bridge Cottages is a two storey end of terrace property located on the western side of Sole Street. The property is adjacent to Sole Street railway station and is located within the Meopham Downs Landscape Character Area.



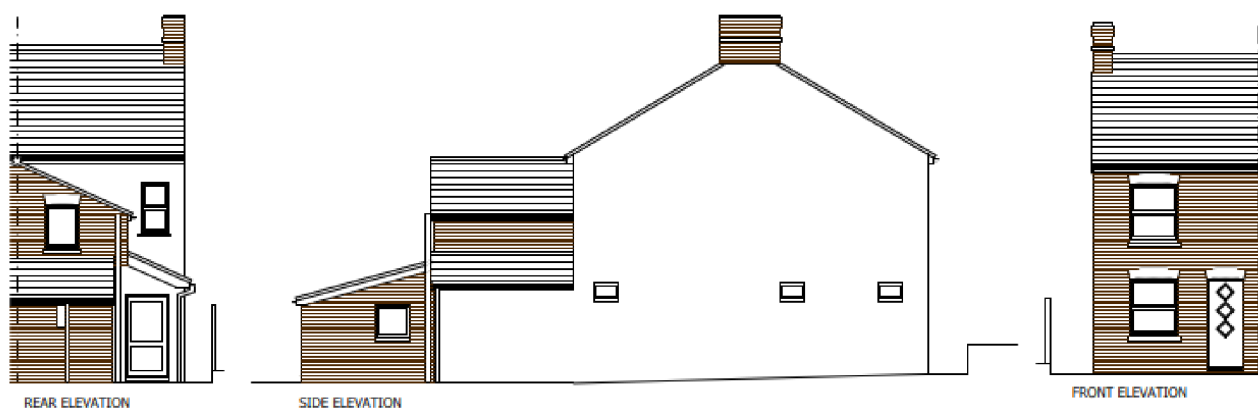
Proposed Development

This application proposes the erection of a single storey rear extension. The extension would infill the

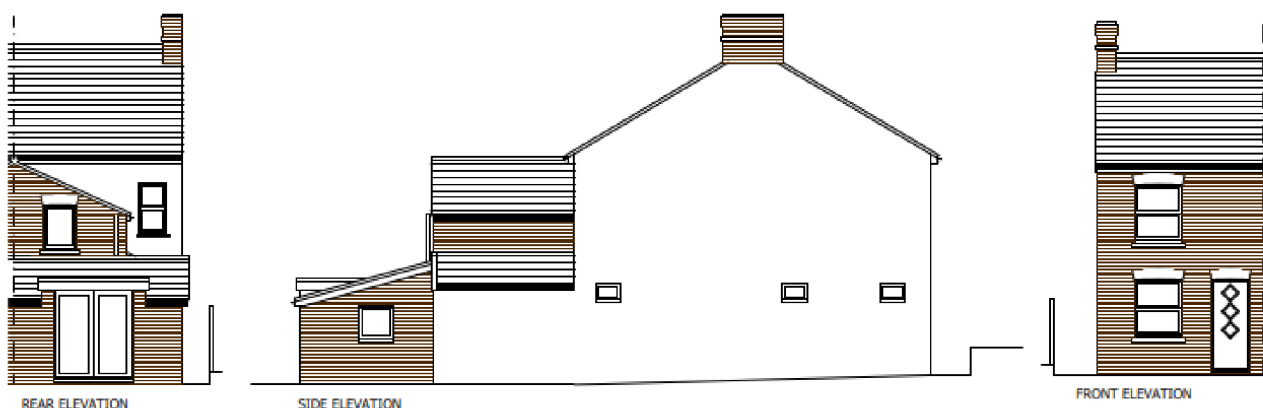
space adjacent to the existing rear projection, matching its depth, height and pitch. The extension would have the following dimensions:

- Depth – 3m
- Width – 1.6m
- Height (overall) – 2.8m
- Height (eave) – 2m

Existing Elevations



Proposed Elevations



The extension would have a raised section to accommodate the patio doors and to provide head height within the new kitchen. As part of the development space would be created for a new utility room and wc.

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well-designed and beautiful places) of the NPPF (2023) sets out that developments should function well and add

to the overall quality of the area, be visually attractive and sympathetic to local character.

Gravesham's newly published Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for developments. Generally, the SPD highlights the importance of new development complimenting and corresponding to existing character and the wider context. In this case, the rural character of the area and other surrounding dwellings should be considered. The SPG (2021) goes on to state that single storey rear extensions should not dominate the original property, should be at appropriate heights, should not exceed the width of the property and should be constructed using matching materials.

The extension hereby proposed is not excessive in size or scale to dominate the host dwelling and is subservient at an appropriate height. It is considered to be well designed by incorporating a matching pitched roof and will be constructed using matching materials.

Overall, the proposed extensions will have no impact on the street scene and are proportionate to the main dwelling. Therefore, the development is considered to be well designed and in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Amenity of Future Occupiers

Policy CS19 (LPCS) requires that all development should be 'fit for purpose' and be 'adaptable to allow changes to meet the need of users'. The proposed extension would provide good sized rooms for future occupiers and is in accordance with local residential layout guidelines. Therefore, the development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Neighbouring Amenity

Policy CS19 (LPCS) requires new development to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land and paragraph 135 of the NPPF (2023) requires development to have a high standard of amenity for existing users (in this case surrounding properties). The proposed extension is not considered to have any detrimental impact on the amenity of adjoining properties in terms of loss of light, privacy, loss of outlook or sense of enclosure. Although the proposed is end of terrace, and therefore the extension would be constructed on the boundary, the bulk of the development is located as an infill on the southern side, away from the no.2 Bridge Cottages, with the existing rear projection remaining at the same height and depth.

Overall, the proposal is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Parking and Highways

The property does not benefit from any off-street parking provisions, however as the development does not seek to increase the number of bedrooms within the dwelling, there are no parking or highway issues.

Any Other Material Planning Considerations

Impact on the Landscape – 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 (LPCS) 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.

Given the location of the extension immediately to the rear of the dwelling, the proposed development would not have an adverse impact on the landscape character in general. As such, the proposal would not

be contrary to Policy CS12 (LPCS).

Conclusion

The application has been fully considered and is in accordance with local and national planning policy.

The development will have no impact on the character or appearance of the dwelling or street scene, will safeguard future occupier and neighbouring amenity, is acceptable in highway terms and will not harm the landscape.

Therefore, it is recommended that planning permission is granted subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	16 th April 2024	Dated:	17 April 2024