

Delegated Report

Householder Planning Application

Application No: 20220377

Location: 10 Warren View, Shorne, Gravesend, Kent, DA12 3EJ

Description: Demolition of existing conservatory and erection of a single storey rear extension, front porch with alteration of steps up to the porch, and alteration to the existing patio to increase the width.

Applicant: Ms Aldrich

Site Visit Date: 19.04.2022

Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Application form;
Drawing no. SM346.site (Site Plan);
Drawing no. SM346.1 B (Existing Plans); and
Drawing no. SM346.2 A (Proposed Plans).

Relevant Planning History

There is no relevant planning history.

Development Plan

Gravesham Local Plan Core Strategy 2014

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Design and Development Principles

Paragraph 33 of the NPPF 2021 sets out that 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 First Review 1994 generally conform with the NPPF 2021, the Council will also seek to replace these saved policies via the emerging Local Plan.

Other Material Considerations

National Planning Policy Framework 2021

- Section 2 – Achieving sustainable development
- Section 9 – Promoting sustainable transport
- Section 12 – Achieving well-designed places
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance (SPG)

- Gravesham Landscape Character Assessment (2009)
- SPG2 – Residential Layout Guidelines (2020)
- SPD Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – Nationally Described Space Standards (2015)

Consultations, Publicity and Representations

Shorne Parish Council

This property is located within the Warren View area of traditional styled “Billings” built houses, of which their brick structure and hanging tile frontages are an important and valued local architectural feature of the streetscene. The property is in a dominant position on the highest part of the estate so is visible to other properties in the area.

This proposal has several parts, and the Parish Council has the following comments on the submitted plans and works already undertaken:

1. Demolition of existing conservatory and erection of a single storey rear extension:

- The Parish Council has no objection in principle to this part of the application subject to there not being any valid objections from neighbouring properties.

2. Front porch with alteration of the steps up to the porch:

- The front steps currently are accessed from the left side, this is being changed to the right. A small section of path from the parking area will be needed to enable access but this is not shown on the plans.
- No changes are shown to the extent of the hardstanding area.
- The front porch is proposed to have a sloping glass roof. It is proposed that the base would be in blue-black engineering bricks and the walls are to have black vertical cladding. The Parish Council **OBJECTS** to this aspect of the proposals which, together with other proposed changes (see next point), would have a physically dominating, negative impact on the streetscene. Brick to match the existing house would be preferable, or rendering in a light shade between white and cream.

3. Replacement of the existing tile hanging to the front elevation and cladding of the rear elevation with black vertical boarding:

- The Parish Council **OBJECTS** to the proposal for black cladding on the front elevation of the property, which appears to be a purely cosmetic change as there does not seem to be any physical reason why the hanging tiles need to be changed. This aspect of the proposals, together with the proposal for similar cladding on the new porch, would have a physically dominating, negative impact on the streetscene and also landscape impact to the village.
- The Parish Council has no objection in principle to the use of black cladding on the new conservatory and adjacent ground floor wall at the rear of the property, see point 1.

4. Alteration to the existing patio to increase the width:

- The Parish Council has no objection to this part of the proposals.
- It is noted that otherwise no engineering works are proposed in the rear garden.

5. Alterations already made:

- We note that the application form (but not the plans) refers to existing black window frames, we understand these were replaced by the applicant, these also have an impact on the streetscene.
- The front garden of the property has been completely paved, which was not shown on the plans, and the front steps have also already been altered.

In Summary:

The Parish Council **OBJECTS** to the proposals to use dark materials and black cladding on the front elevation of the property as these will be out of character with the area and would have a physically dominating and negative impact on the streetscene, and also landscape impact to the village. The hanging tiles should be retained, and brick to match the house or rendering of a light colour between white and cream would be preferable for the porch.

KCC Heritage

The site lies within an area of multi-period archaeological potential. However, it is considered unlikely that these proposals, immediately adjacent to the existing dwelling, would have a significant below-ground archaeological impact and there are therefore no further comments to make in this case.

Neighbouring properties

The application has been advertised by individual neighbour letters to 2 properties and on site. The consultation periods expired on 3 and 13 May 2022 respectively.

No letters of representation have been received from neighbouring properties.

Local Ward Councillors were also consulted, and no responses were received.

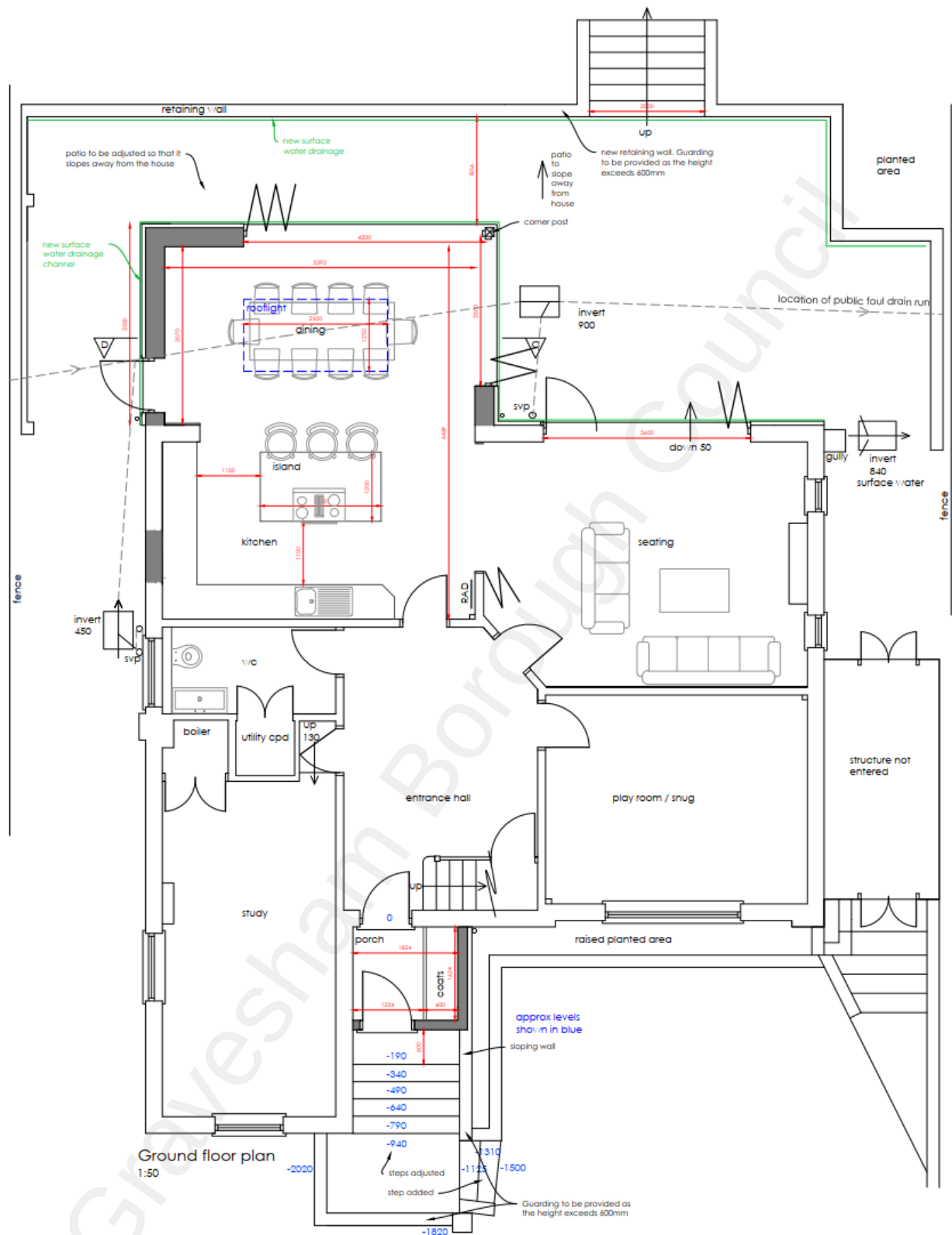
Analysis

Proposal

This application seeks permission for the demolition of an existing conservatory and the erection of a single storey rear extension, front porch with alteration of the steps up to the porch, and alteration to the existing patio to increase the width.

The proposed rear extension will extend 3.5m to the rear and will create a dining room. It will have a flat roof with a central lantern light. The roof will be 3.2m high.

The front porch will be positioned at the top of the slightly adjusted and added existing steps up to the front door. It will have a flat roof up to 2.3m high.



As the land slopes up to the rear of the site, an area of approximately 19m² will be excavated beyond the existing conservatory, and the existing retaining wall behind the proposed extension will be extended and squared off along the back of the house to create a patio to the side of the proposed extension, with new steps proposed up into the garden.

The proposal also includes replacing the existing tile hanging to the front elevation with black vertical cladding, which will also be carried across the ground floor of the house at the rear.

The proposed cladding of the property would fall under permitted development in line with the criteria set out within Class A, Part 1, Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as the property is not within Article 2(3) land. Therefore, whilst it was originally included within the description of the application, it does not require planning permission and has been removed. It is recognised that Shorne Parish Council have objected to this element of the proposal, but as it does not require planning permission this objection has no bearing on the works being carried out.

A single storey extension to the side has been added to the property within the last 4 years and is shown on the existing/proposed plans. The agent has confirmed that this was investigated by Planning Enforcement and was deemed to fall under permitted development.

Principle Issues

The main issues to consider in the determination of this application are the design of the proposed extensions and engineering operations, the impact on the character and appearance of the existing property and surrounding area, the effect of the proposal on the amenities of existing neighbouring properties, as well as whether the proposed development itself will provide satisfactory living accommodation for future occupiers, together with its impact on highway safety and parking provision.

Design and Character and Appearance of Surrounding Area

Section 12 of the NPPF 2021 relates to achieving well-designed places and sets out the Government's requirements in relation to design issues. Paragraph 126 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The application site comprises detached property in use as a single family dwelling located within the rural settlement boundary of Shorne, as can be seen from the Google Earth image below:



Warren Road is residential in character and the south side of the road (where the application site is located) is made up of mostly detached two storey dwellings, similar in appearance but with different detailing to make each property more individual. Many of the houses have been extended in various ways. Single storey rear additions (such as that granted recently at No. 16 under planning permission 20210824) and porches (such as at No. 20 under planning permission 20201325) are common along the road.

The application property is 'L' shaped with a projecting front element. The front garden has been largely block paved for parking, with some soft landscaping along the front and site boundaries. [This appears to have been carried out fairly recently but (from comparing Google Earth images) as the land levels do not appear to have been altered, and drainage has been installed within the curtilage of the property, this would not have required planning permission.] The site levels change from north to south, with the land being higher to the south (rear) of the site.

Existing elevations:



Proposed elevations:



The proposed front porch would be positioned at the top of the steps up to the existing front door (which are being altered slightly to allow for the porch). It would be approximately 1.8m deep and 2m wide. It would have a flat roof up to 2.4m high. In terms of its size, it would be a minor addition to the property at the front and in keeping with other such additions to neighbouring properties. It will be more modern in appearance with a flat roof and is proposed to be clad with black vertical cladding. The existing windows are also black, so all these elements will tie together. It is accepted that the proposed cladding is not a feature in the properties in the road, but in terms of the character of the site, these are modest alterations to the design detailing of the house. The main brick walls and tiled roof are not being altered, and the cladding to the proposed small porch addition to the property would not significantly detract from the overall character and appearance of the house or street scene in general.

The proposed single storey rear extension would remain subservient in terms of the size of the existing property and would comprise a modest and acceptable increase at ground floor level. The extension would not project excessively beyond neighbouring building lines and would be in keeping with similar additions at neighbouring properties along the road. The proposed extension is also proposed to be clad in black vertical boarding. As it would be at the rear, it would not be visible from any public vantage point and would be acceptable in design terms.

In terms of the proposed landscaping at the rear with the extension of the retaining wall and patio across the rear of the house, this is considered to be acceptable and appropriate in terms of its size and in keeping with the landscaping of other rear gardens along the road.

With regard to the impact on the landscape, Policy CS12 of the Gravesham Core Strategy 2014 is relevant to this application, relating to green infrastructure. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment (LCA) 2009 will be taken into account in determining applications. The site is located within the Shorne Woodland Landscape Character Area. However, as the site comprises an existing residential property within the rural settlement boundary of Shorne, the proposal will not have any adverse impact on the landscape character of the area.

Overall, the proposed porch and rear additions to the application property are considered to be acceptable from a design perspective and would comply with the requirements of Policies CS12 and CS19 of the Core Strategy 2014, and paragraphs 130 and 174 of the NPPF 2021.

Residential Amenity

The NPPF 2021 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, 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.

Future Occupiers

It is considered that the proposal would comply with the Council's residential layout guidelines and the Technical Housing Standards - Nationally Described Space Standards in terms of the size of the proposed accommodation and retained garden.

There is no conflict with Policy CS19 of the Core Strategy 2014 in respect of the accommodation standards for future occupants of the dwelling.

Neighbouring Properties

Due to its single storey nature, the proposed rear extension would not be considered to cause any significant loss of light or privacy, nor have any dominant impact on neighbouring properties. Similarly, the proposed porch and rear land level changes will not materially affect neighbouring properties.

Whilst there is no suggestion that the flat roof of the single storey rear extension would be used as a roof terrace, there is the potential for this to happen and it would therefore be considered appropriate to impose a condition to prevent this from happening.

Subject to this condition, the proposals would comply with Policy CS19 of the Core Strategy 2014.

Parking and Highways

There would be no increase in the number of bedrooms at the property as a result of the proposal and it will not affect the current parking arrangements to the front.

Conclusion

The proposal is considered to be acceptable in terms of the design and impact of the proposed front porch, rear extension and rear land level changes on the application building and the character and appearance of the surrounding area, and with regards to residential amenity and highway matters. The proposal would therefore comply with the requirements of Policies CS11, CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014, and paragraphs 109, 130 and 174 of the NPPF 2021.

Recommendation:

Approve with conditions.

See draft Decision.

Case Officer: Katherine Parkin	Team Leader: Richard Hart
Signed: <i>K. Parkin</i>	Signed: <i>R Hart</i>
Dated: 24/05/2022	Dated: 24 th May 2022