



Delegated Report

Householder Planning Application

Planning Application No: 20230040

Location: The Robins Green Farm Lane Shorne Gravesend

Description: Erection of a single storey rear extension

Applicant: Mrs Tadhunter

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: 001 (Existing/Proposed Block Plans and Site location map)
- Drawing No: 002 (Existing Plans and Elevations)
- Drawing No: 003 (Proposed Plans and Elevations)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20040904	Erection of single storey rear extension to form enlarged living room, kitchen, lobby and w.c./shower room and front extension to form entrance porch.	Permitted	22.11.2004
19820083	Erection of single storey rear extension to form kitchen utility room and porch	Permitted	19.03.1982

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

Paragraph 33 of the NPPF (2021) sets out 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 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Shorne Parish Council

The Parish Council has no objection in principle to this proposal, subject to there not being any significant valid objections from neighbours, but also has the following comments:

- The property is a small semi-detached bungalow within the built-up area of Lower Shorne.
- There has been previous rear extension.
- The proposal is for a small (4m by 4m) part-width rear single storey extension from the previous extension however the total depth of extensions will be less than that of permitted development. No other changes are proposed.
- The new extension is close to the boundary but is north of the neighbouring semi-detached property and has no side window on the southern wall. As it is single storey there will not be any overshadowing and the visual impact should be minimal.

Local Ward Councillors

No comments received.

Neighbouring properties

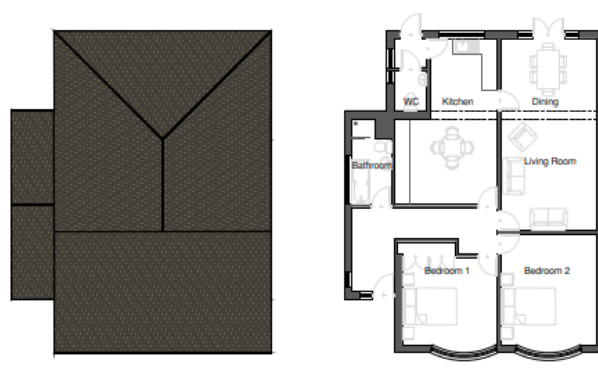
The application was advertised by way of letters to three surrounding properties. The consultation period expired on 8th February 2023 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of a single storey rear extension which will project 4m and span part width at 3.9m with an overall height of approx 3.86m. The roof will have a hipped finish and the extension will include a window in the rear elevation and a window in the north elevation to serve a newly formed garden room.

Existing plans and elevations



PLANNING
BARRON
EDWARDS
STERLING

Whitehall Place
47 The Terrace,
Gravesend, Kent
DA12 2DL
01474 247 787
info@barronedwards.co.uk

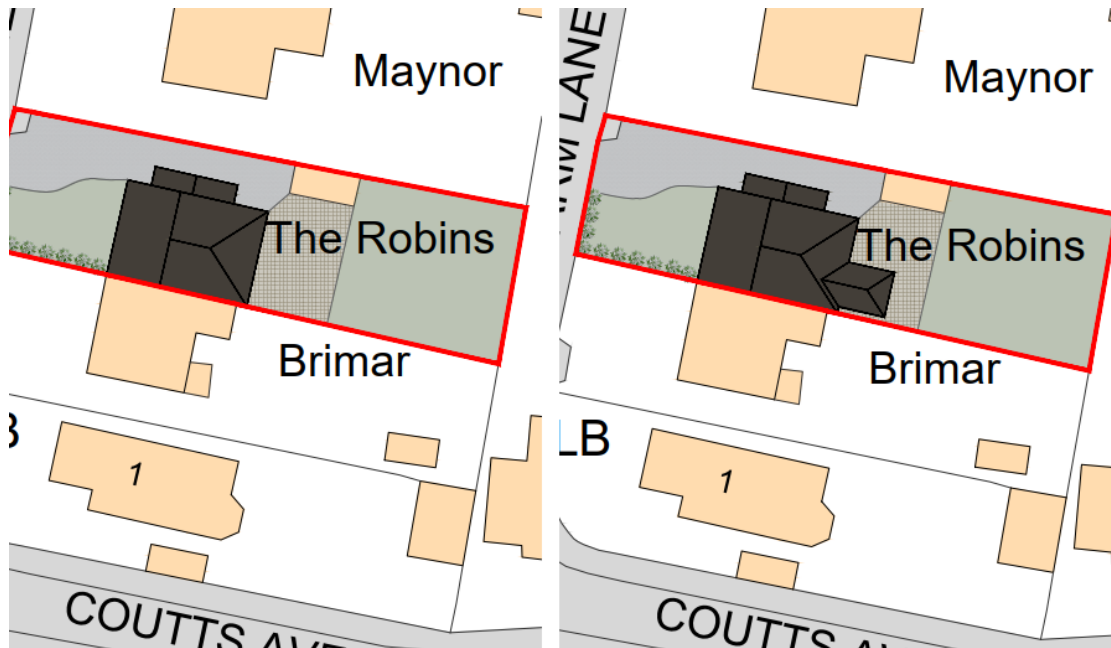
Proposed plans and elevations



Scale 1:100

Character and Appearance

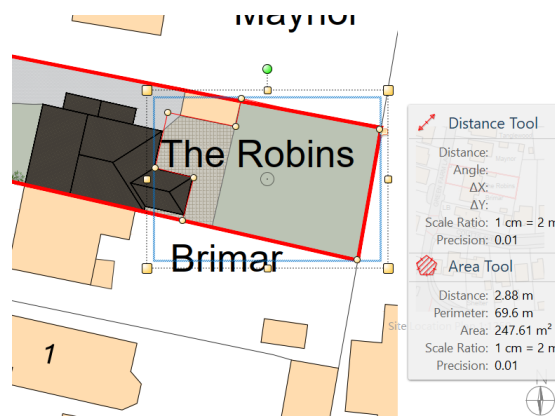
The application site is a semidetached bungalow situated in a rural settlement which is inset from the greenbelt within the parish of Shorne. The site has previously been extended circa 2004 and included a full width rear extension. The adjoining semidetached property has a single storey part width rear extension in



The extension is acceptably designed and is deemed compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 – Gravesham Householder Alteration and Extensions Guidance (2021).

Amenity of Future Occupiers

The proposal will not introduce any additional bedrooms to the property and the resultant garden space will equate to approx. 47sqm which is compliant with the requirements of SPG2 – Residential Layout Guidelines (2020).



Neighbouring Amenity

Due to the location of the development it is not liable to harm light or outlook to the neighbouring property located to the North known as Maynor. In terms of privacy there is a window proposed in the north elevation of the extension which will face in the direction of the neighbouring property however the views will be obscured by an existing outbuilding and hedging, so it is considered that the privacy of the neighbouring property to the north is sufficiently maintained.



To the south the property known as Brimar will not be impacted in terms of privacy as there are no windows proposed in the flank elevation. Due to the path of the sun, there would not be any material harm to light levels. With respect to outlook there would not be any significant material harm which would warrant a refusal.



The proposal is considered to adequately safeguard the amenity of neighbouring properties and complies with the requirements of SPG2 – Residential Layout Guidelines (2020).

Parking and Highways

The proposal will not impact any existing parking arrangements and so there are no concerns in this regard.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within the Higham Arable Farmlands Character Area, as set out in the Council's Landscape Character Assessment document.

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

It is considered that this development would not be detrimental to the Higham Arable Farmlands Character Area, as the property is located in a small settlement and development would not impact on the wider rural

landscape.

Conclusion & Recommendation

The proposal has been full considered and is recommended for permission.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	8th March 2023.	Dated:	9th March 2023