

Delegated Report

Application No:	20250077
Location:	Shuesli Sole Street Cobham Gravesend Kent DA12 3AY
Description:	Erection of single storey side extension with new entrance and wheelchair access and erection of single storey rear extension.
Applicant:	Mrs Pat Brooks
Site Visit Date:	Desktop Assessment

Submitted Documents/Plans

The application comprises the following documents and plans:

- Application forms.
- Drawing no. 25001-L1 – Location Plan.
- Drawing no. 25001-01 Amendment D – Proposals.
- Drawing no. 25001-L2 – Existing Block Plan.
- Drawing no. 25001-L3 Amendment A – Proposed Block Plan.
- Photographs of site (taken 06/01/2025).

Relevant Planning History

The planning history relating to this site is summarised below.

<u>Application No.</u>	<u>Description</u>	<u>Status</u>	<u>Decision</u>
20110614	Erection of a detached double garage with storage space and with study/storage/studio/hobby room in the roof space.	Permitted	11.10.2011
20060341	Erection of single storey extension on the east side elevation incorporating two dormer windows in the proposed front (south) roof slope to provide porch, study and ensuite with bedroom in the proposed roof space; erection of single storey rear (north) elevation to form utility room and erection of a detached triple garage at the front.	Permitted	20.06.2006
19970556	Erection of single storey extension on the northern elevation to form	Permitted	24.09.1997

	enlarged kitchen, hall, wc/shower room and bedroom/study.		
19920238	Erection of single storey extension on the north and east elevations to form dining room, porch, hall, two bedrooms, bathroom, ensuite bathroom, utility room and kitchen and erection of a detached double garage in the south- eastern corner of the site.	Permitted	24.06.1992
19850535	Erection of single storey side extension to form double garage porch and lobby	Permitted	21.08.1985

Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The Courts have held that it is a matter of planning judgement as to whether a proposal is in accordance with the development plan when 'read as a whole' and conflict with a particular policy or policies may not pass that threshold.

Where there are other material considerations, the development plan should be the starting point, and other material considerations should be taken into account in reaching a decision. One such consideration will be whether the plan policies are relevant and up to date.

In this instance the development plan for Gravesham currently comprises: -

- The Gravesham Local Plan Core Strategy (September 2014);
- Remaining Saved Policies of the Local Plan First Review (1994); and
- The Kent Minerals and Waste Local Plan 2013 - 2030 (2016, revised 2020).

Gravesham Local Plan Core Strategy (September 2014)

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

Saved Policies in the Gravesham Local Plan First Review (November 1994)

- P3 - Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) 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 First Review (1994)

generally conform with the NPPF (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 - Achieving well-designed and beautiful places
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020.
- Householder Extensions/Alterations Design Guide Supplementary Planning Document (2021).
- Design for Gravesham – Design Code SPD (2024).
- SPG 4 - KCC Parking Standards (2006).
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Dickens' Country Protection Society

The Society would suggest that, if permitted, conditions are imposed to control any occupation of the extended annex separately from the main dwelling.

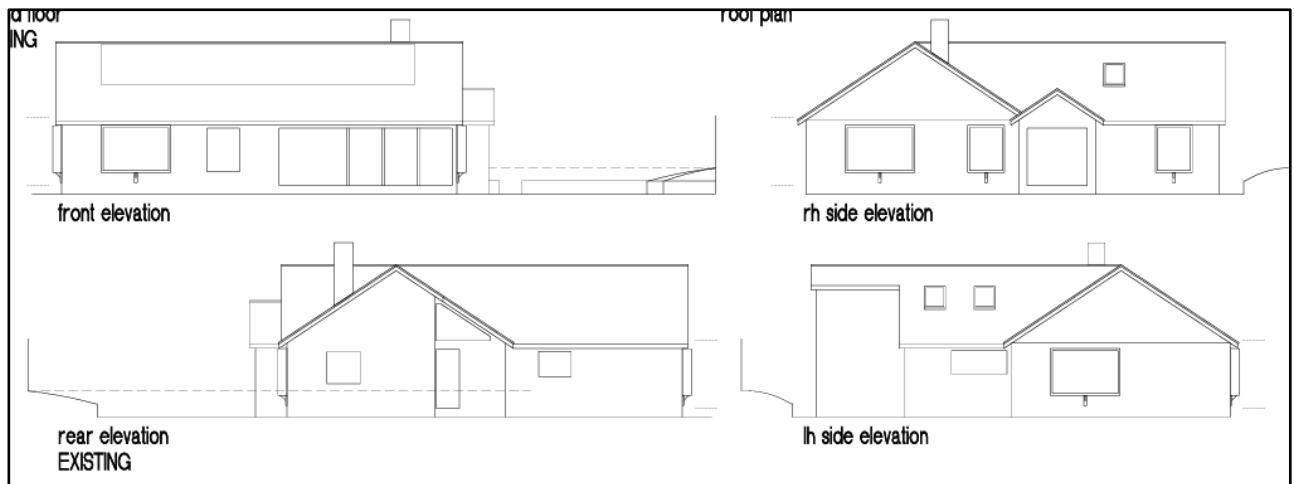
Neighbouring properties

Six surrounding properties were consulted. One response has been received which raises no objection to the proposal. The overall consultation period expired on 25 February 2025.

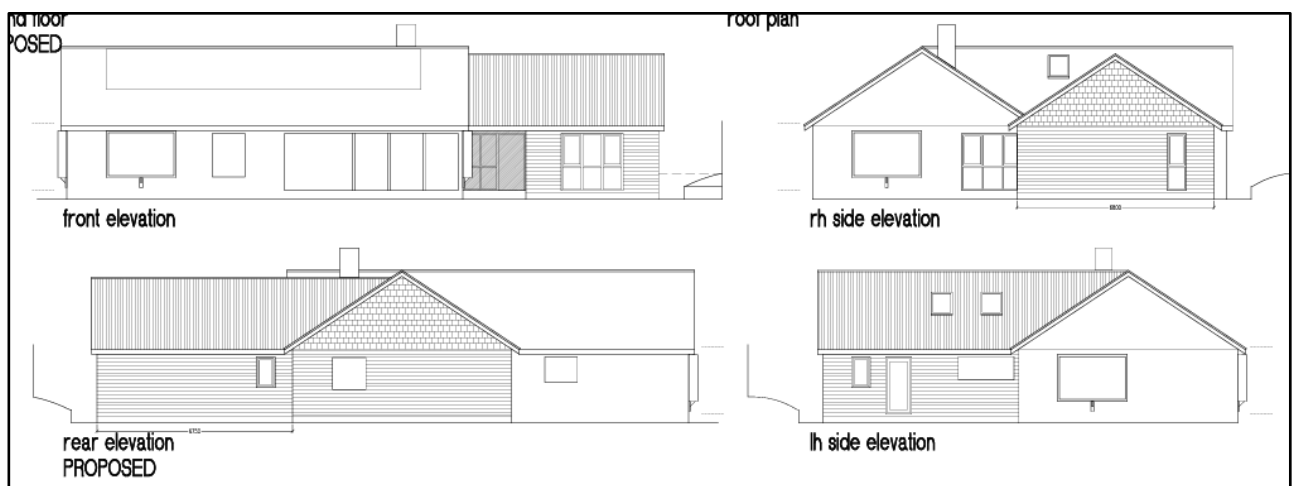
Analysis

The application site lies on the north-western side of Sole Street. It comprises a detached, single storey dwelling which is accessed via a shared drive. It is located within a predominantly residential area which contains properties of varied architectural style.

This proposal involves the erection of a single storey side extension and a single storey rear extension. The side extension would provide a new entrance to the property with wheelchair access. It would accommodate a porch and a bedroom with an ensuite bathroom. The proposed rear extension would accommodate a utility room. The existing and proposed elevations are shown below:

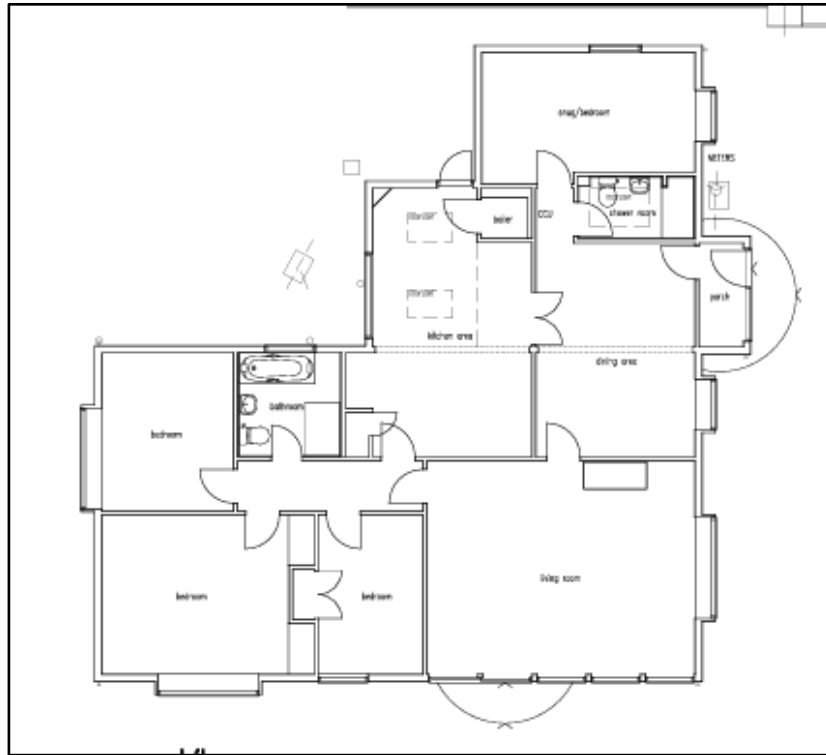


Existing elevations

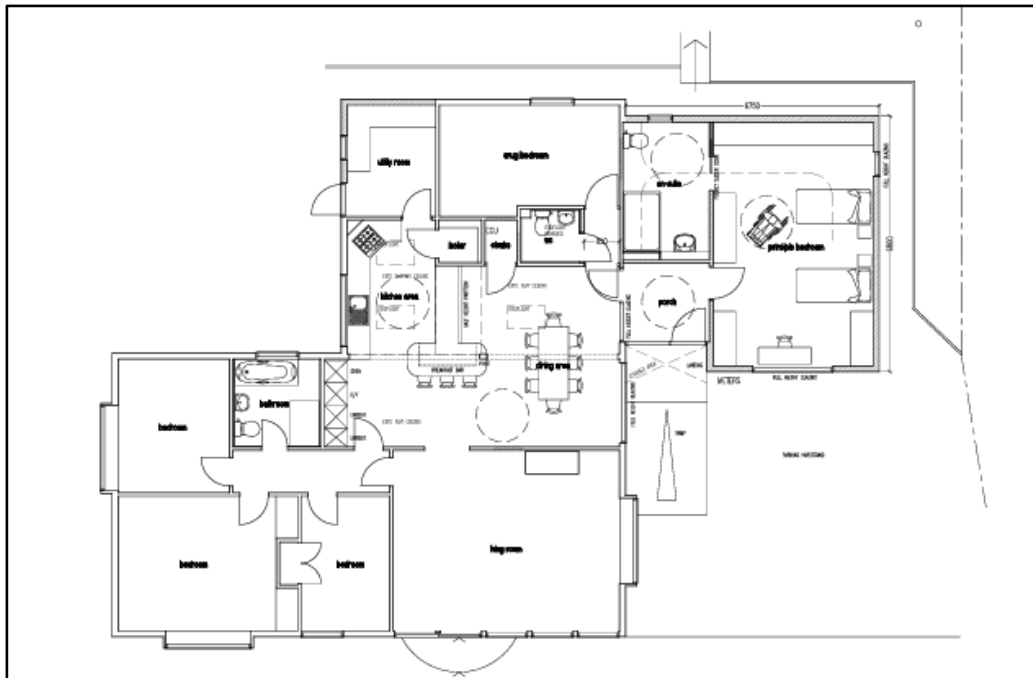


Proposed elevations

The existing and proposed floor plans are reproduced below:



Existing floor plan



Proposed floor plan

The main planning considerations relating to this application are:

1. Principle of development
2. Design and visual impact
3. Impact on landscape
4. Impacts on residential amenity
5. Highway issues

These issues are assessed below:

Principle of development

The application site lies within the rural settlement, inset from the Green Belt. Policy CS02 of the Core Strategy states development will be supported within these areas. Therefore, there is no objection to the principle of the proposed development provided it meets the requirements of local and national planning policy and guidance.

Design and visual impact

Section 12 of the NPPF relates to “achieving well-designed and beautiful places” and sets out the Government’s requirements in relation to design issues. Paragraph 131 is particularly relevant:

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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.

The aims set out in paragraph 131 of the NPPF are reflected in Policy CS19 of the Council’s Core Strategy. This requires new development to be “visually attractive, fit for purpose and locally distinctive” and to “conserve and enhance the character of the local built, historic and natural environment”. It also requires new development to “integrate well with the surrounding local area”. In addition, Policy CS19 requires the following:

....the design, layout and form of new development will be derived from a robust analysis of local context and character and will make a positive contribution to the street scene, the quality of the public realm and the character of the area. Account will be taken of the scale, height, building lines, layout, materials and other architectural features of adjoining buildings.

Design for Gravesham (2024) expands on the Core Strategy, and Policy CS19 in particular, to provide additional clarity on what is expected of applicants when submitting design proposals, setting out the minimum requirements to achieve design quality.

The Council’s Householder Extensions/Alterations Design Guide Supplementary Planning Document (SPD) provides design guidance on extensions and alterations and requires that any such proposals “should respect the original character of the existing dwelling, complement and correspond with the character of neighbouring properties and the local area”.

Paragraph 9.3 of the Householder Extensions/Alterations Design Guide SPD contains the following requirement:

.....new extensions should normally not be larger, higher or forward of the existing dwelling unless they echo an existing characteristic in the local area. It is usually preferable for an extension to have a lower roofline and be set back behind the front building line.

The proposed side extension would meet this requirement. The front elevation of the extension would be significantly set back from the front elevation of the host property. Furthermore, the height of the pitched roof would be lower than the ridge height of the original dwelling. In these respects, the proposal would remain subordinate to the main property.

The proposed side extension has been sensitively designed to ensure that it complements the character of the existing dwelling. The property is accessed via a shared private drive and as such is not subject to widespread view from Sole Street. The proposed side extension would not therefore be visually prominent within the public realm.

The location for the proposed rear extension can be seen in the following photograph:



This extension would be modest in size and would “square off” the back of the property including the existing pitched roof. This would provide a more uniform appearance to this part of the dwelling. This extension would also remain subservient to the main dwelling and is considered to be appropriate in terms of design. It would not have an adverse impact on the character or appearance of existing building or the surrounding area. Indeed, due to its location to the rear of the dwelling, it would not be subject to widespread public view.

Both extensions would incorporate materials to match those used on the existing property. This would further ensure that they are in-keeping with the character and appearance of the host dwelling.

In addition, it is considered that both extensions would sit comfortably within this plot and would ensure that a suitably sized garden area is retained. As such the development could not be considered to result in a cramped form of development or an overdevelopment of the site.

In these respects, it is considered that the proposed extensions could be supported in terms of their design and visual appearance.

Impact on landscape

Section 15 of the NPPF highlights the importance of conserving and enhancing the natural environment, one aspect of which is the protection and enhancement of valued landscapes. Policy CS12 of Gravesham Local Plan Core Strategy states that the overall landscape character

and valued landscapes within the Borough will be conserved, restored and enhanced and that proposals will take account of the Gravesham Landscape Character Assessment.

The application site is located within the Meopham Downs Landscape Character Area. This area is characterised by:

- Gently undulating topography with a mixture of arable and pasture farmland
- Neat pattern of small square fields in the south
- Broader irregular shaped fields to the north
- Narrow lanes and roads lined with hedgerows
- Three large settlements located along A227 running east and west
- Traditional architecture surrounding village greens provide local vernacular

The Gravesham Landscape Character Assessment requires that the key landscape elements characteristic of the Meopham Downs Landscape Character Area should be conserved and reinforced. The guidelines include a requirement to “conserve traditional character of built environment” and “reinforce village identity”.

In light of the assessment set out above under the above sub heading “design and visual impact”, it is considered that the proposal would not conflict with the characteristics of the Meopham Downs Landscape Character Area and would meet the tests set out in Policy CS12 of the Core Strategy.

Impacts on residential amenity

Paragraph 135 of the NPPF requires planning decisions to, *inter alia*, provide “a high standard of amenity for existing and future users”. In addition, Policy CS19 of the Core Strategy requires new development to be located, designed and constructed to “safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land”.

Privacy

Due to the location and orientation of the proposed extensions, together with their distance from nearby properties, there would not be a loss of privacy to neighbouring occupiers. Indeed, the extensions would be single storey. As such any views towards neighbouring properties would be screened by existing boundary treatment.

Sunlight/daylight/outlook

Due to the scale, design and orientation of the development and the separation distance from the nearest neighbouring properties, it is unlikely that there would be any adverse impact in terms of loss of sunlight/daylight or outlook.

No objections have been received in relation to the application.

The proposal is considered to safeguard neighbour amenity as per the requirements of Policy CS19 of the Local Plan Core Strategy (2014)

Highway issues

Policy CS11 of the Core Strategy seeks to ensure that new development mitigates its impact on the highway and that sufficient parking is provided in accordance with adopted parking standards, reflecting the availability of public transport provision and the accessibility of local services and facilities. Saved Policy P3 of the Gravesham Local Plan First Review requires development to make provision for vehicle parking in accordance with the Kent County Council Vehicle Parking

Standards.

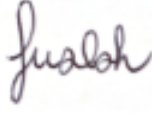
Although this proposal would result in the provision of one additional bedroom, there is sufficient room within the curtilage of the site to ensure that satisfactory levels of on-site parking would be provided.

Conclusion

For the reasons set out in this report, the design and visual impact of the proposed extensions would be acceptable. Furthermore, they would not conflict with the characteristics of the Meopham Downs Landscape Character Area. In addition, the proposal would be acceptable in terms of its impact on residential amenity and highway safety. As such it is recommended that permission be granted.

Recommendation:

GRANT PLANNING PERMISSION

Case Officer: Gary Edwards	Team Leader: Mrs Faye Walsh
Signed: Gary Edwards	Signed: 
Dated: 13/03/2025	Dated: 14 March 2025