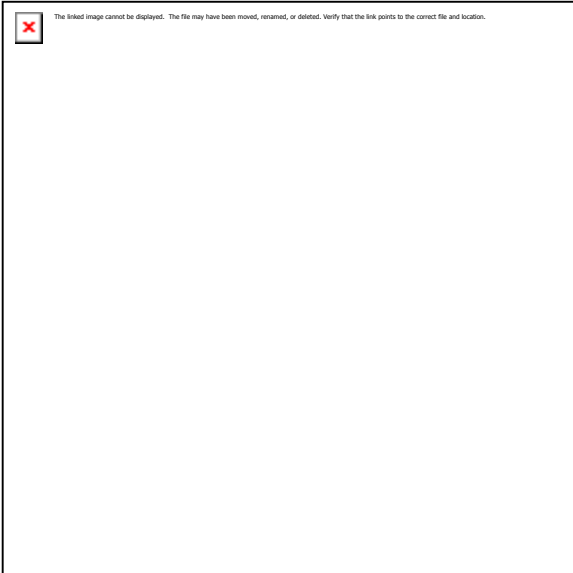




Delegated Report

Householder Planning Application

Planning Application No: 20220227

Location: Rose Cottage Pear Tree Lane Shorne Gravesend

Description: **REVISED DESCRIPTION**
Erection of single storey rear extension, pergola and external cladding.

Applicant: Mr & Mrs. Cooper

Site Visit Date: Desk top

Submitted Documents/Plans

- Application form;
- Drawing no. 066-P-001 Rev. A – Site Location Plan;
- Drawing no. 066-P-001 Rev. A – Existing First Floor Plan;
- Drawing no. 066-P-002 Rev. A – Existing Site Plan;
- Drawing no. 066-P-010 Rev. A – Existing Ground Floor Plan;
- Drawing no. 066-P-012 Rev. A – Existing Roof Plan;
- Drawing no. 066-P-020 – Rev. A – Existing North and South Elevations;
- Drawing no. 066-P-021 Rev. A – Existing East and West Elevations;
- Drawing no. 066B-P-100 Rev. B – Proposed Site Plan;
- Drawing no. 066B-P-110 Rev. B – Proposed Ground Floor;
- Drawing no. 066B-P-111 Rev. B – Proposed First Floor Plan;
- Drawing no. 066B-P-112 Rev. B – Proposed Roof Plan;
- Drawing no. 066B-P-120 Rev. B – Proposed North and South Elevations;
- Drawing no. 066B-P-121 Rev. B – Proposed East and West Elevations.

Relevant Planning History

Application No.	Description	Status	Decision
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20080054	Construction of a dormer extension in both side roof slopes to provide a bathroom and box room in the roof space and construction of new pitched roof to replace existing flat roof on front extension.	Permitted	06.03.2008
19920099	Conversion of the existing integral garage into a bedroom and ensuite shower room and erection of a detached double garage at the rear.	Permitted	02.06.1992

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 (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places
- 15 – Conserving and enhancing the natural environment
- 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- 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)
- Gravesham Landscape Character Assessment (2009)
- Kent Downs Area of Outstanding Natural Beauty (AONB) 2021-2026

Consultations, Publicity and Representations

Consultees

KCC Heritage

Thank you for consulting us on this application. The site lies within an area of multi-period archaeological potential. However, I consider it unlikely that these proposals, immediately adjacent to the existing dwelling, would have a significant below-ground archaeological impact and have no further comments to make in this case.

Shorne Parish Council

The Parish Council has **no objection in principle to the proposal** subject to there not being any significant valid objections from neighbours.

We note that there is a structure in the garden, near to the house, which is shown on the existing and proposed ground floor and first floor plans but not on the site layout plans.

The materials and colour of the proposed cladding are not stated on the plans, the colour in particular needs to be clarified, and acceptability confirmed, before permission is granted.

The plans do not include any landscaping in the garden areas or any removal of trees. Any relevant mature trees should be protected with Tree Preservation Orders.

Neighbouring properties

8 surrounding properties were consulted with the overall consultation expiry date being 19 May - no responses.

Officer's Analysis

The application site consists of a two storey detached dwelling situated in Shorne Ridgeway a rural settlement inset from the Green Belt, an Area of Outstanding Natural Beauty, Shorne Woodland Landscape Character Area and Archaeological Potential Area. The property has a front extension, conservatory and a dormer extension in the western roof slope.

The existing conservatory on the rear elevation would be removed and an extension is proposed in its place with a pergola alongside it. It is also proposed to clad the upper floors of the dwelling which requires permission due to the site being Article 2(3) land.

The existing conservatory is 3.5m in depth, 5.4m in width and 4.2m in height to the top of the pitch and 2.4m to eaves level, it has a red brick base with glazing. The proposed extension would be 3.5m in depth, 5.4m in width and 4.4m in height to top of ridgeline (2.2m to eaves). The extension would therefore be the same depth and width as the existing conservatory. In terms of height it would be 200mm greater. It would be faced with red brick with concrete tile roof.

The pergola would be situated alongside the extension to the west and would be a timber frame on four posts with timber roof struts. It would be 3.5m in depth, 4.2m in width and 2.2m in height to the top of the flat roof.

It is lastly proposed to replace the existing tiled front and rear elevations at first floor level and front and sides of the dormer with vertical battened cladding.

Design, Character and Appearance

The proposed extension would be virtually the same size as the existing conservatory it would replace and would be located on the same site. The only difference is it would be 200mm greater in height. The materials would match the existing dwelling, red brick and concrete roof tile. In terms of it being virtually the same size as the existing conservatory and of acceptable design with a pitched roof and materials to match it considered the proposed extension would cause no impact on the character of the dwelling or the

streetscene.

The proposed pergola would be a very modest, lightweight structure at the rear of the property and would cause no impact on the character of the dwelling or the streetscene.

The existing upper floors of the dwelling on the front and rear and the dormer are already clad with shingles and it is proposed to replace this with vertical battened cladding. There are a number of different types of treatments to the external elevations of dwellings in the streetscene – render, tile hanging etc. The property is already clad and the proposal to replace this with a different style of cladding is considered acceptable subject to details of colour and material of the cladding etc.

Overall in respect of design, character and appearance the proposal is considered compliant with Policy CS19 (LPCS).

Landscape Character

The site is situated in the Kent Downs AONB and the Shorne Woodland Landscape Character Area

Paragraph 176 of the NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty in AONB's which amongst others have the highest status of protection in relation to landscape and scenic beauty. The conservation and enhancement of wildlife and cultural heritage are also important considerations. The scale and extent of development in these areas should be limited. Policy CS12 of the Local Plan Core Strategy states that the overall landscape character and valued landscapes will be conserved, restored and enhanced. The greatest weight will be given to the conservation and enhancement of the landscape and natural beauty of the Kent Downs Area of Outstanding Natural Beauty and its setting.

The proposal is for a single storey rear extension that would be the same depth and width as the existing and with the only difference being that the extension would be 200mm greater in height than the existing conservatory it would replace. The pergola would be very lightweight and modestly sized and the cladding would replaced existing cladding and would be acceptable subject to details of colour and materials etc. Overall it is considered the proposal would not increase the prominence of the dwelling and would not cause any harm to the character of the AONB or the Shorne Woodland Landscape Character Area. In this respect the proposal is compliant with Policy CS12 (LPCS).

Amenity of Occupiers

The existing garden area is 625 sq. m and 23m in depth. The proposal would not alter this as the proposed extension is the same depth and width as the existing conservatory and the pergola is an open structure which is something that can be sat under so is still a useable part of the garden. The property would therefore still retain a sufficient garden area and depth and in this respect occupiers would have acceptable amenity and the proposal is compliant with Policy CS19 (LPCS).

Neighbouring Amenity

The neighbouring property to the west is Cumloden, due to the proposed extension being virtually the same size as the existing conservatory with the only difference being a 200mm increase in height and the pergola being a very low light weight structure as well as the distance from these elements from the shared boundary there would be no impact on the amenity of this neighbouring property in respect of overshadowing or loss of outlook. To the east is the See-Ho Pub and again due to the scale of the developments and distance to this premises there would be no impact, this is also a public house and not a residential dwelling. In respect of neighbouring amenity the proposal is considered compliant with Policy CS19 (LPCS).

Archaeology

KCC Heritage have advised the proposal would cause no impact on archaeology and therefore it is considered there are no issues and the proposal would be compliant with saved Policy TC7 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal would be compliant with local and national planning policy and permission is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	20 May 2022	Dated:	20 May 2022