



Delegated Report

Householder Planning Application

Planning Application No: 20220343

Location: Twyn Gables Newlands Lane Culverstone Gravesend

Description: Erection of a single storey rear extension to form a utility room, enlargement of the existing dormer extensions in both side roof slopes to enlarge first floor bedroom, and addition of an en-suite and installation of a new window on the rear elevation.

Applicant: Mr Svajunas Lisauskas

Site Visit Date: 18 May 2022

Submitted Documents/Plans

Householder Planning Application form;
Drawing no. 220317-100-PA-1 Red line site boundary plan;
Drawing no. 220317-101-PA-0 Existing layouts;
Drawing no. 220317-102-PA-0 Existing elevations;
Drawing no. 220317-103-PA-0 Existing block plan;
Drawing no. 220317-201-PA-0 Proposed layouts;
Drawing no. 220317-202-PA-0 Proposed elevations; and
Drawing no. 220317-203-PA-0 Proposed block plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
20030822	Construction of dormer extensions in both side roof slopes and conversion of the roof space into a bedroom, study, dressing room and bathroom/wc.	Permitted	11.11.2003
20000539	Erection of dormer extensions in the side roof slopes and conversion of roof space to form 2 no. bedrooms with en-suite shower rooms/w.c.s, bedroom and bathroom.	Permitted	20.10.2000
20000329	Erection of dormer extensions in side roof slopes and conversion of roof space to form 2 no. bedrooms with en-suite shower rooms/w.c.s, bedroom and bathroom.	Refused	03.07.2000

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

- CS19 - Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P5 – Exceptions to Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- TC7 – Other Archaeological Sites

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);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

GBC Highways Officer

I have no objections to this proposal as there is adequate car parking in the front garden to conform to adopted residential car parking guidance.

KCC Heritage

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.

Meopham Parish Council

No objection to this planning application provided it does not contravene Gravesham Borough Council's Supplementary Planning Document "Householder Extensions/Alterations Design Guide".

Neighbouring properties

The application was publicised by a site notice and to four neighbouring properties by letter. No representations have been received.

Officer's Analysis

Design, Character and Appearance

The proposed development would significantly extend the existing dormers at the application site. However the proposed dormers would be subservient to the roof and their external facing materials and design would match existing. The proposed rear extension would be small and not widely visible in the surrounding area and its design would match with the existing building.

Meopham Parish Council's comments in relation to the Householder Extensions/Alterations Design Guide SPD (2021) are noted.

It is also noted that application reference 20000329 was for similarly designed dormers and was refused planning permission. However the ground of refusal did not relate to design, it was due to adverse overlooking impacts. Planning permission 20000539 was also for similarly designed dormers but this permission appears to have not been implemented.

Overall, the proposed development would be appropriate in terms of design and would not have an adverse impact on the character or appearance of existing building or the surrounding area. Therefore the proposal would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and the Householder Extensions/Alterations Design Guide SPD (2021).

The application site is located in the Meopham Downs Landscape Character Area and as such, Policy CS12 of the Local Plan Core Strategy is relevant. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment will be taken into account in determining applications. In relation to the Meopham Downs Landscape Character Area, this document states that the overall condition of the landscape is good and that it has moderate sensitivity. It recommends that the key landscape elements should be conserved and reinforced.

The proposed development would result in new built development within the confines of an existing residential garden. However the domestic character of the site would be retained and the development would not be widely visible in the surrounding landscape. Therefore it is considered that there would be no significant adverse impacts to landscape character and the proposal would be in line with Policy CS12 of the Gravesham Local Plan Core Strategy (September 2014).

Amenity of Future Occupiers

The proposed bedroom would exceed the floor area requirements for a double bedroom in the Nationally Described Space Standard (2015) and there would be no significant reduction in garden area, which exceeds the requirement for a dwelling with four or more bedrooms set out in the Residential Layout Guidelines (June 2020).

Overall, the proposal would provide a good standard of living for future occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

The closest residential properties to the application site are Whitelands, Newlands Lane (located to the west) and Squirrels Lodge, Newlands Lane (located to the east). Nos. 5 and 6 Ashleigh Close are located to the north.

The proposed development would result in two existing roof lights being replaced with an extended dormer including an en-suite shower room window in the side elevation facing Whitelands, Newlands Lane. To mitigate any loss of privacy, the en-suite window would be conditioned to be obscure glazed on any planning permission granted. Due to this condition, the design of the proposal and the separation and orientation of the properties, there would be no adverse overlooking, overshadowing or overbearing impacts to the occupiers of Whitelands.

The proposed development would result in an extended dormer including a bedroom window in the side elevation facing Squirrels Lodge, Newlands Lane. To mitigate any loss of privacy, the bedroom window would be conditioned to be obscure glazed on any planning permission granted. Due to this condition, the

design of the proposal and the separation and orientation of the properties, there would be no adverse overlooking, overshadowing or overbearing impacts to the occupiers of Squirrels Lodge.

In order to ensure that there are no future adverse overlooking impacts, any planning permission granted should be conditioned to preclude any new windows in the proposed dormers.

The proposed development would result in a new first floor window facing nos. 5 and 6 Ashleigh Close. These properties are located over 37 metres to the north of the proposed window. Due to the design of the proposal and the separation and orientation of the properties, there would be no adverse overlooking, overshadowing or overbearing impacts to the occupiers of nos. 5 and 6 Ashleigh Close.

Overall the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Parking and Highways

The proposed development would result in the dwelling increasing from four bedrooms to five and there would be no alteration to the existing parking or access arrangements. The existing frontage parking area could accommodate at least three vehicles and the GBC Highways Officer has not raised an objection.

In order to ensure that there are no future adverse parking impacts, any planning permission granted should be conditioned to retain the existing frontage parking area permanently.

Overall it is considered that the proposal would make sufficient provision for the parking of cars within the site in accordance with the Borough Council's adopted Vehicle Parking Standards and would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P5 of the Gravesham Local Plan First Review November 1994.

Any Other Material Planning Considerations

The application site is located in an area of multi-period archaeological potential and KCC Heritage considers it unlikely that the proposed works would have a significant archaeological impact. As such, the proposal would be in line with Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

The application site is located within Groundwater Source Protection Zone 3. However, as the proposed development would be within the confines of an existing residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to groundwater.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials to match existing

No further openings in the dormers

Obscure glazing to en-suite and bedroom windows

Retention of existing frontage parking

Conclusion & Recommendation

The proposal complies with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Richard Hart
Signed:	<i>K Joyce</i>	Signed:	<i>R Hart</i>
Dated:	18th May 2022	Dated:	19th May 2022

Gravesham Borough Council