



Delegated Report

Householder Planning Application

Planning Application No: 20240481

Location: 7 Scratton Fields Cobham Gravesend Kent

Description: Erection of a single storey rear and side extension and front porch.

Applicant: Mr Andrew Wickenden

Site Visit Date: N/A

Preliminary Matters

The applicant was contacted on 25.07.24 as there was a plan discrepancy between the elevation plans (which indicated a window in the front porch) and the floor plans (which omitted a window in the front porch). In addition, the suggestion was made to alter the roof of the proposed porch due to the juxtaposition of the roof forms. The applicant provided a revised plan demonstrating these amendments, which was received on 26.07.24, and accepted by the local planning authority. Re-consultation was not required in this instance.

Submitted Documents/Plans

Application Form – Certificate A superseded only);
Application Form – Certificate B;
Supplementary Information – Design and Access Statement (received on 14.06.24);
Drawing No. SF01 – Elevations, Floor Plans and Block Plan as Existing with Site Location Plan; and
Drawing No. SF02 Rev A REVISED – REVISED Elevations, Floor Plans and Block Plan as Proposed.

Superseded Documents/Plans

~~Drawing No. SF02 – SUPERSEDED Elevations, Floor Plans and Block Plan as Proposed.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20210037	Erection of a two storey side extension, erection of a single storey rear extension and erection of a porch to front.	Permitted	28.04.2021

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 (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places

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);
- Householder Extensions/Alterations Design Guide (2021);
- Design for Gravesham Design Code (2024); and
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Cobham Parish Council

Cobham Parish Council has no objection to this application.

Neighbouring properties

Five surrounding properties were consulted and no responses were received. The overall consultation period expired on 08.07.24.

Site Description

7 Scratton Fields is a semi-detached property located to the north west of the highway.

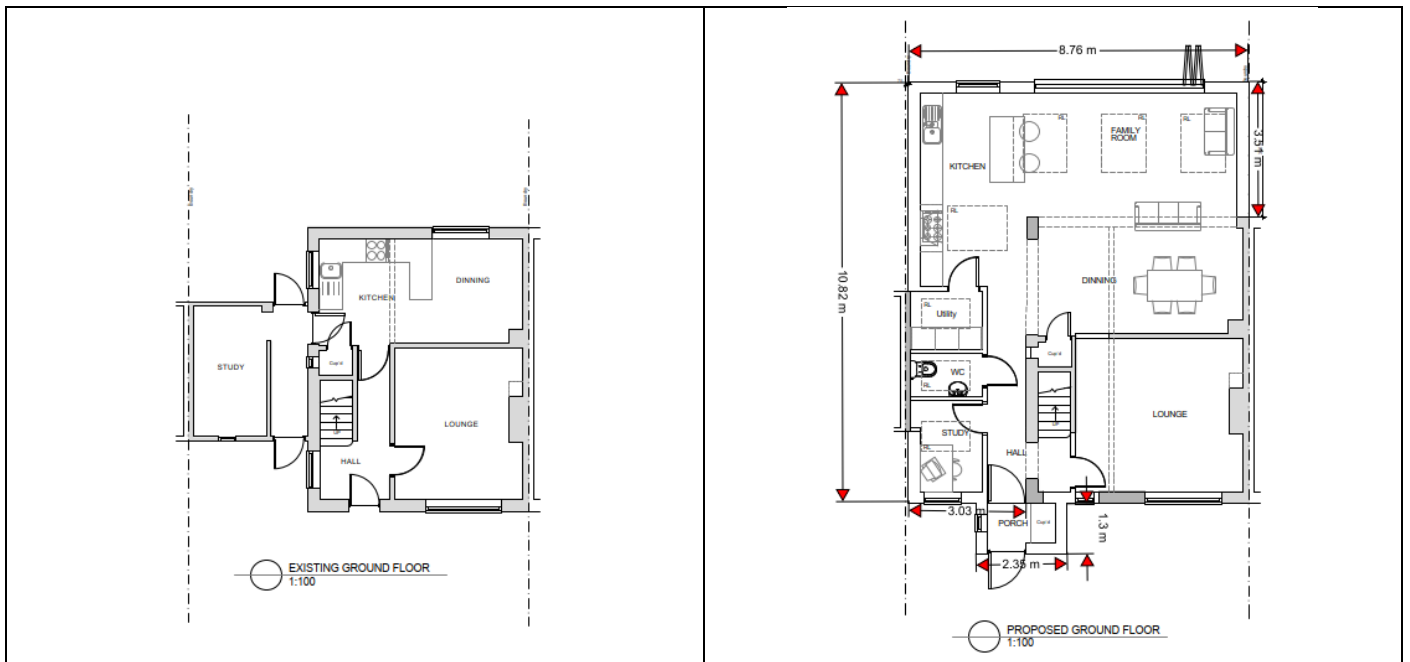
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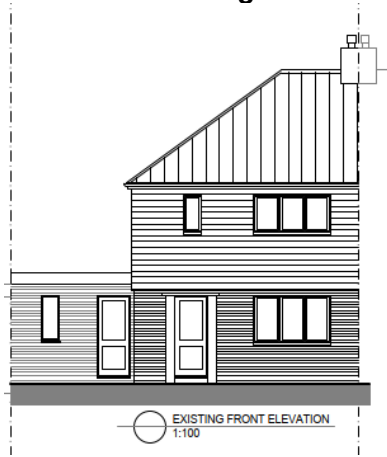
This application proposes the erection of a single storey rear and side extension and front porch.

Proposed Development

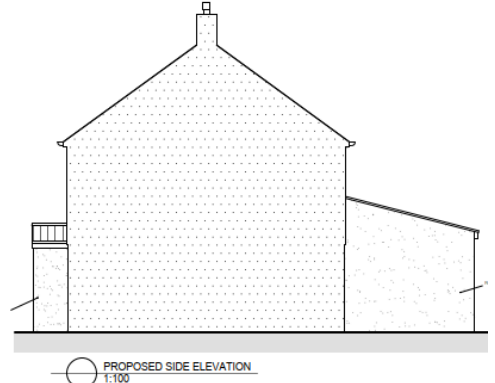
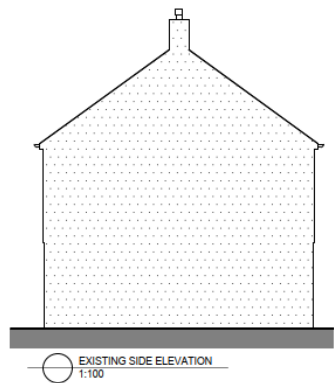
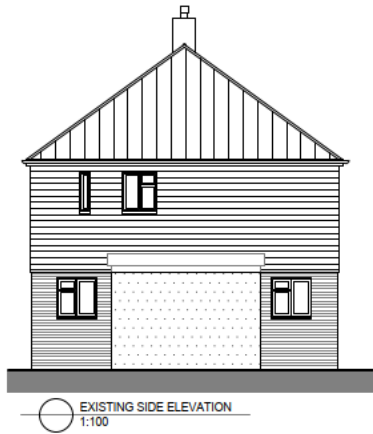
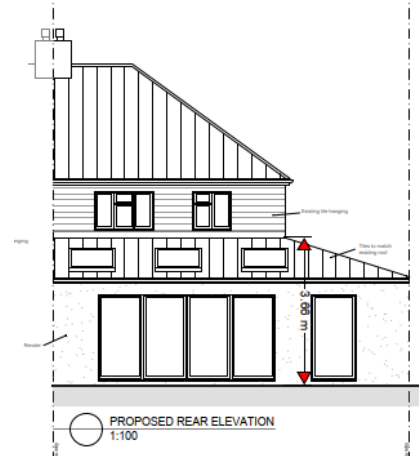
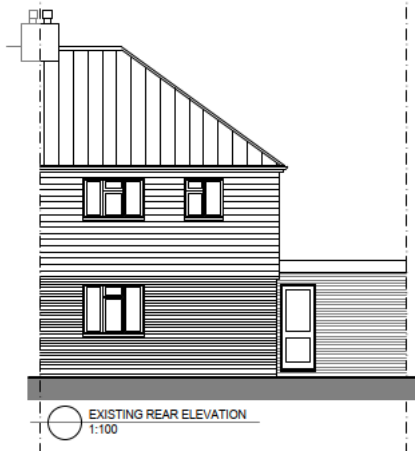
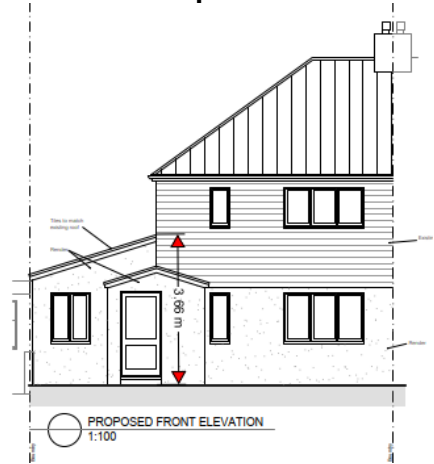
The development would create space for internal layout alterations and a new WC, Utility room and family room, and would have the following dimensions, as indicated by the plan measurements:



Existing



Proposed



Officer's Analysis

Design, Character and Appearance and Impact on the Landscape Character Area

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well-designed and beautiful places) of the NPPF (2023) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.*

The site lies within the Meopham Downs Landscape Character Area. This area is characterised by gently undulating topography with a mix of arable and pasture farmland, three large settlements located along the A227 and traditional architecture surrounding village greens providing local vernacular. Policy CS12 (LPCS) (2014) seeks to protect the green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced. Paragraph 180 of the NPPF 2023 seeks to protect and enhance such valued landscapes.

Materials

The proposed external materials for the extension would be similar to the existing, which is desirable and could be secured by condition to ensure a satisfactory visual relationship between the existing and new development, were permission to be forthcoming.

Wraparound extension

Although the proposed development is single storey, it is a large extension. Notwithstanding this, it is noted that the property has previously had planning permission granted for a *two storey side extension, erection of a single storey rear extension and erection of a porch to front (application 20210037)*. Therefore, on balance, the bulk and massing of the development is considered to be acceptable.

In terms of overall design, the extension would be constructed with a pitched roof to compliment the main dwelling roof, which is desirable. Ideally, the extension would be set away from the shared boundary, and set in from the front elevation. However, it is noted that the existing side projection is already constructed up to the shared boundary, and the extension is single storey; resulting in an overall lesser impact than the 20210037 proposal. As aforementioned in this report, the porch has been altered during the course of this application, to a dual pitched roof, and in situ is considered to be an improvement on the original submission. Furthermore, the extension is not considered to detrimentally impact the street scene or the Landscape Character Area.

Overall, in terms of design, character and appearance, the proposal accords with Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2023).

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development.

The proposed room sizes are considered to accord with the RLG (2020). Study rooms and utility room sizes are not specified, however, the proposal is considered to provide sufficient space. In terms of garden area, the resultant garden space complies with the depth and area requirements. Windows serving a WC/bathroom can be conditioned to be obscure glazed to ensure privacy.

As such, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Neighbouring Amenity

No neighbour responses were received as a result of the consultation carried out for this application.

The extension is single storey and in situ would not detrimentally impact neighbouring amenity in terms of causing a sense of enclosure, loss of light, loss of privacy or loss of outlook. The extension is single storey, and although there may be some impact on light to No.6 Scratton Fields, this is not considered to be detrimental, particularly with consideration of the orientation of the properties and the path of the sun. Therefore, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Highways and Parking

There are no concerns in terms of highways and parking that arise as a result of this proposal.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 3 area, however, the proposal would be unlikely to be impacted by this constraint.

Conclusion

The application has been fully considered and accords with local and national planning policy.

The extension would be constructed using appropriate external materials, is subordinate to the existing dwelling and would not impact the street scene. Furthermore, it would safeguard the amenity of future occupiers and neighbouring properties. As such, the proposal accords with Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2023).

Recommendation

Permission

(For detailed reasons for conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Miss Faye Hobbs
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Signed:	L Hankin	Signed:	
Dated:	30th July 2024	Dated:	01 August 2024