

Delegated Report

Householder Planning Application

Planning Application No: 20211164

Location: 33 Timber Bank Vigo Gravesend Kent

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

Applicant: Mr M Turner

Site Visit Date: 29/09/2021

Submitted Documents/Plans

- Application Form Received 22/09/2021;
- Drawing No: 20005MT-PP-06 (Proposed Block Plan) Received 23/09/2021;
- Drawing No: 20005MT-PP-07 (Existing Block Plan) Received 23/09/2021;
- Drawing No: 20005MT-PP-01-EP-A1 (Existing Floor & Roof Plan) Received 22/09/2021;
- Drawing No: 20005MT-PP-02-EE-A1 (Existing Elevations) Received 22/09/2021;
- Drawing No: 20005MT-PP-05 (Site Location Plan) Received 22/09/2021;
- Drawing No: 20005MT-PP-03-PP-A1 (Proposed Plans & Roof Plan) Received 22/09/2021;
- Drawing No: 20005MT-PP-04-PE-A1 (Proposed Plans) Received 22/09/2021;

Relevant Planning History

Reference	Description	Outcome	Decision Date
20200173 and AP 2020/00034 /REF	Erection of a first floor side and rear elevation.	Refused Allowed on Appeal	14.04.2020 02.03.2021
19830927	Erection of single storey side extension to form study and kitchen and repositioning of boundary fence	Permitted	02.03.1984
19800803	Erection of two storey side extension to form new lounge with bedroom over and single storey rear extension to form enlarged kitchen and lounge	Refused	14.04.1981
19760552	Erection of a single storey extension at side to form bedroom and playroom	Permitted	13.08.1976

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

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

- P3 – Vehicle Parking Standards

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)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (May 2009)

As the site lies within the Kent Downs Area of Outstanding Natural Beauty (AONB), the adopted Kent Downs AONB Management Plan is also relevant.

Consultations, Publicity and Representations

Vigo Parish Council

The Parish Council's comments state:

Vigo Parish Council do not have any objections to the erection of a single storey side extension. However, Members do have concern about the new front porch, due to the size and the fact that the plans appear to show it extending beyond the existing building line.

As you may be aware, properties in Vigo are subject to restrictive covenants. Covenant Three states that:

"No additional buildings or any external additions or alterations to any existing buildings shall be erected or made on any part of the land hereby transferred by the First and Second Parties to the Third Party unless the plans, drawings and specification thereof shall have been first submitted and approved in writing by the Second Party, and no walls, fences or hedges shall be erected or grown in front of the building line".

It is our opinion that the original building line, in this instance, refers to the original porch. As such, the resident would not be granted covenant approval for the new front porch. We understand that Planning is an entirely separate matter from the Restrictive Covenants, but Members felt they could not agree to any plan which would be refused Covenant Approval.

As always, if you are minded to permit the application, we would be obliged if you would put in a caveat to inform the resident that they are required to seek Covenant Approval from the Parish Council.

We trust this is in order, but please do not hesitate to contact us if you wish to discuss further.

KCC Heritage

No further comments to make.

Kent Downs AONB Management Unit

No comments received.

Neighbouring properties

The application was advertised by way of site notice and letters to 12 surrounding properties. The consultation period expired on 29th October 2021 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of a single storey side extension which will project 2.2m from the northern elevation and span 4.9m. The extension will be finished with a mono pitch roof which will have an overall height of approx 3.3m and will be constructed using materials to match the host dwelling. The extension will include window and doors in the front and rear elevations.

The proposal also seeks the erection of a front porch which will project 2m from the front elevation and span 2.2m. The porch will be finished with a mono pitch roof and have an overall height of approx 3.4m. It will include a window and door in the front elevation and will be constructed using materials to match the host dwelling.

Character and Appearance

The application site is a two storey semidetached house situated in a post war housing settlement in Vigo. The property has been previously extended by way of a single storey side extension and more recently a first floor side extension which was allowed at appeal stage.

The proposal seeks the erection of a further single storey side extension and front porch. The proposed single storey side extension will be set behind the main elevation of the property by 2m and will project some 2.2m from the existing side extension, however when accounting the existing side extension the total projection from the side elevation equates to approx 5.7m. The extension is an incremental increase to the ground floor level and so a refusal would not be appropriate in this instance. The proposal states it will be constructed using materials to match the host dwelling and will be finished with a mono pitch roof.

The front porch will measure some 4sqm which is double the size of the existing porch. The porch will be finished with a mono pitch roof and include a window and door in the front elevation. It should be noted that the comments received from Parish Council relate to the front porch projecting past the existing building line which is contrary to Vigo Parish Covenants. As per the Parish Council's request an informative will be included should permission be forthcoming, advising the applicant to apply to the Parish Council for Covenant approval.

Whilst the porch maybe contrary to the Parish Council's covenants, it is considered that it is of an acceptable design and scale and refusal would not be justified.

The proposal is considered compliant with CS19 of the Local Plan Core Strategy 2014 and SPD4 - Householder Extensions/Alterations Design Guide (2021).

Amenity of Future Occupiers

In respect of the amenity of future occupiers the proposal is considered compliant with Policy CS19 of the Core Strategy.

Neighbouring Amenity

Due to the distance from properties the proposal would not impact on the amenity of neighbouring properties with regards overshadowing, loss of outlook or overlooking. In respect of neighbour amenity the proposal is considered compliant with Policy CS19 of the Core Strategy.

Parking and Highways

The proposal will not affect existing parking arrangements 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 Vigo Scarptop Woodlands 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.

As the site lies within the built up part of the village, the proposal will not have any adverse impact on the natural beauty of the AONB or the Vigo Scarptop Woodlands Landscape Character Area.

Conclusion & Recommendation

The proposal has been fully considered and deemed compliant with CS19 of the Local Plan Core Strategy 2014. Therefore permission is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	8 th November 2021	Dated:	08 November 2021