



Delegated Report

Householder Planning Application

Planning Application No: 20231064

Location: Thorpewood Newlands Lane Culverstone Gravesend

Description: Demolition of the existing conservatory, construction of new first floor and reconfigure roof including new rooflights. Construction of single storey flat roof rear extension with roof light.

Applicant: Oliver & Stephanie Porter & Price

Site Visit Date: 26.10.2023

Submitted Documents/Plans

- Application Form
- Drawing No: 8497-PD-0001 (Existing Floor Plans and Elevations and Site Location Map)
- Drawing No: 8497-PD-0002 (Existing Site Plan and Street Scene)
- Drawing No: 8497-PD-010 (Proposed Floor Plans, Elevations and Section)
- Drawing No: 8497-PD-011 (Site Plan as Proposed)

Supplementary Information:

- External Materials Schedule
- Drawing No: 8497-PD-012 (Materials Proposals)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20230720	Construction of new garage and boundary wall and for change of driveway finishes to block paving	Permitted	04.10.2023
20230697	Demolition of the existing conservatory, erection of new first floor and reconfigure roof including new rooflights. Erection of a single storey flat roof rear extension with roof light.	Refused	30.08.2023
20100589	Erection of single storey front and rear extensions to form a bedroom and enlarged kitchen/dining room.	Permitted	19.08.2010

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

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

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- 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 (2009)

Consultations, Publicity and Representations

Meopham Parish Council

No comments received.

Local Ward Councillors

No comments received.

GBC – Highways Officer

I have no objections, the existing parking and access remain unchanged. The only requirement is a secure cycle parking space for the fifth bedroom.

Neighbouring properties

The application was advertised by way of site notice and letters to 5 surrounding properties. The consultation period expired on 17th November 2023 and one objection was received.

The main points raised in the objection were:

- *Original bungalow being turned into a huge house over 100% bigger which is completely over extended on the plot.*
- *Rear conservatory is being removed to build a brick built flat roof extension adding even more to the bungalow with a higher flat roof. We will be looking at brick walls extending past our property boundaries back and front. Plus a brick garage with a pitched roof.*
- *The detached garage in front of the property which has been already been passed states removal of confers to build a wall is on neighbouring property.*

- Bungalows are few and far between and it seems totally unfair that old people who want and need these type properties are being pushed out as if they mean nothing.
- proposal is blocking our windows view and light.
- The flat roof on the main house does not conform to properties in this area.
- By passing these plans with the removal of trees and hedges and building brick walls are changing the whole idea of a country area.

Analysis

Background

The proposal is a resubmission of application 20230697 which was refused owing to the below reason:

The proposal would result in a development of a design which by virtue of its size, mass and bulk would introduce an intrusive element in the street scene that fails to respect the design, character and appearance of Newlands Lane or integrate well within the surrounding area in general having an adverse impact the rural character. The development, if permitted would therefore be contrary to CS19 Local Plan Core Strategy 2014, SPD4 - Householder Alterations and Extensions Guidance and Section 12 of the National Planning Policy Framework (2021).

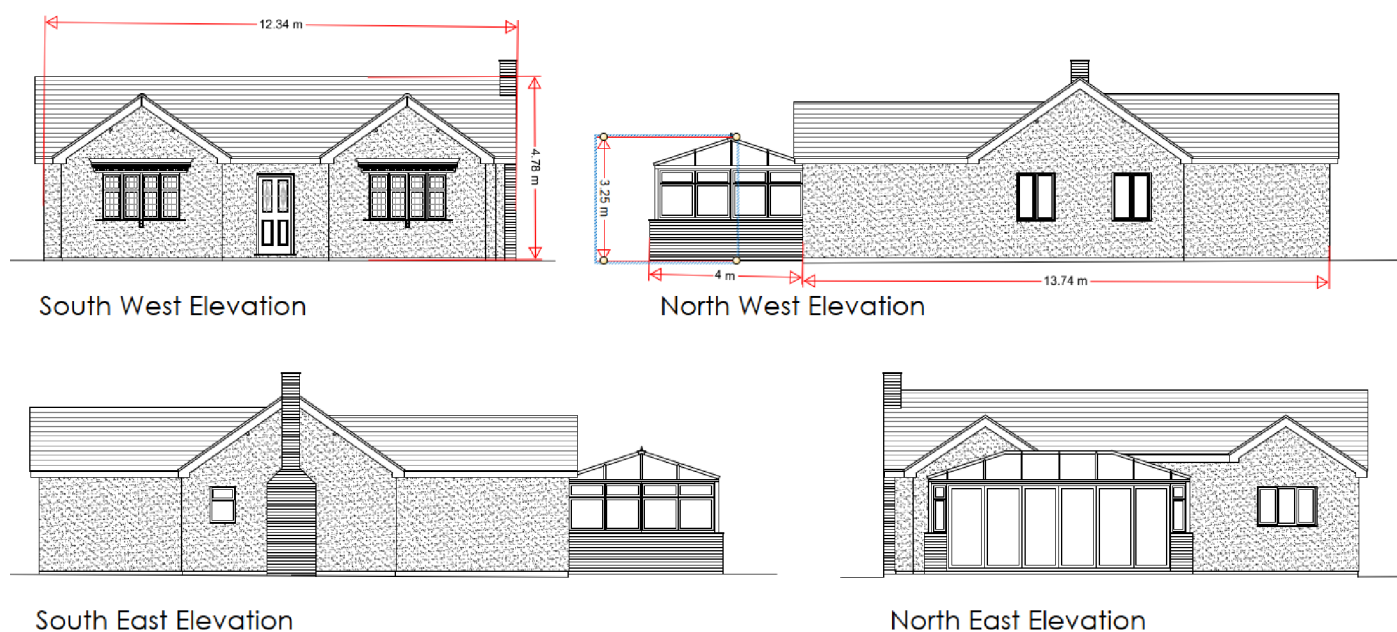
It will be necessary to determine whether the above reason for refusal has been adequately addressed in order for permission to be granted for this current scheme.

There is also a pending appeal (ref: 2023/00053/REF) relating to 20230697 at the point of writing this report.

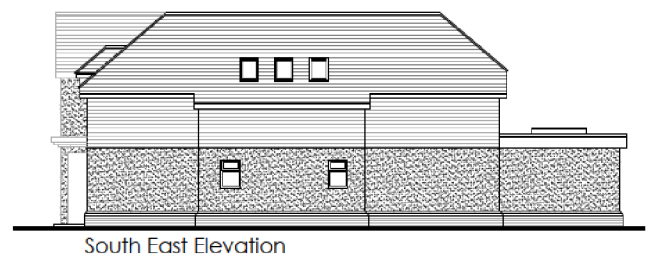
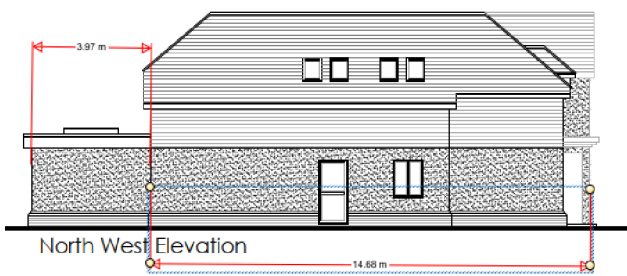
Proposal

The proposal seeks to demolish the existing conservatory, construct a new first floor and reconfigure the roof including new rooflights. The proposal also seeks to erect a flat roof single storey rear extension.

Existing Elevations



Proposed Elevations



Character and Appearance

The application site is a modest detached bungalow, which lies to the north side of Newlands Lane, within a rural settlement inset from the Green Belt. Newlands Lane is narrow for much of its length with limited passing places and development is located directly opposite open fields. The open nature of the site is also defined by the open field located further to the west beyond the adjoining property known as 'Avoca'.

The application bungalow is positioned between Triple Oak and Monk Silver. Monk Silver is positioned to the East and Triple Oak is positioned to the West, both dwellings are two storeys in height. The bulk and massing of Monksilver is reduced by its hipped roof form and the massing of Triple Oak is minimised by its shallow roof form and chalet bungalow style.

Existing Street Scene



Street Scene - Scale 1:200

Proposed Street Scene

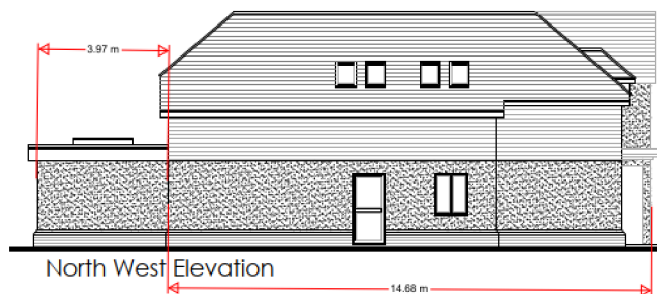


Proposed Street Scene - Scale 1:200

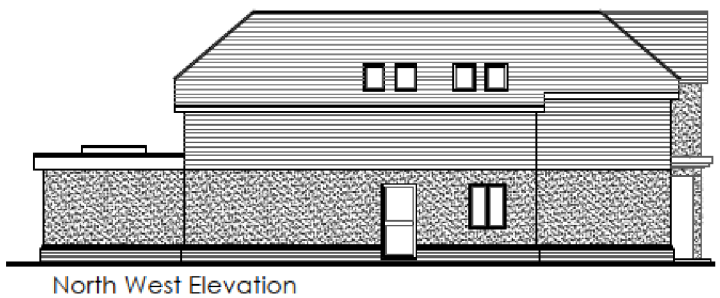
The character of the existing property is that of an inoffensive low scale bungalow with east/west facing gabled ends and forward projections that also have a gable roof form, but lower than the main east/east gable.

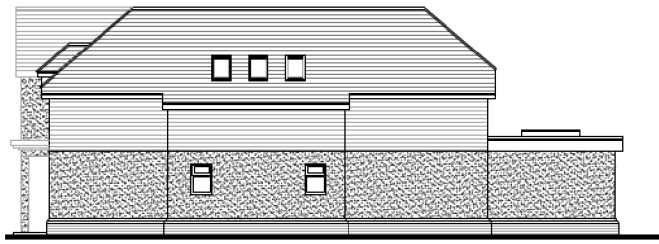
Below is a comparison of the current submission and the previously refused scheme (ref: 20230697)

Current Proposal

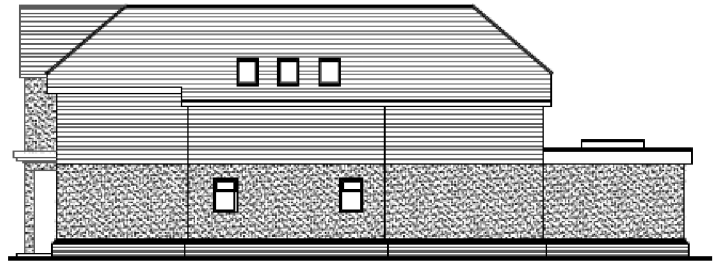


Previously Refused Scheme

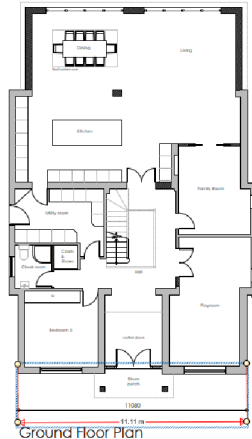




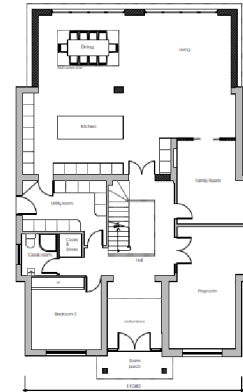
South East Elevation



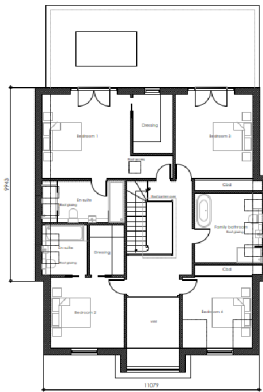
South East Elevation



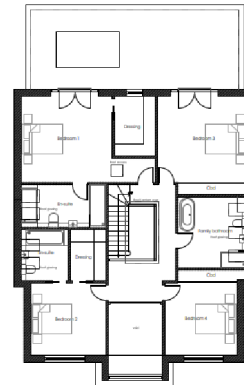
Ground Floor Plan



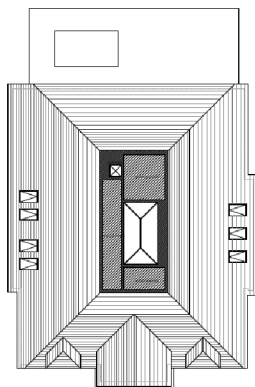
Ground Floor Plan



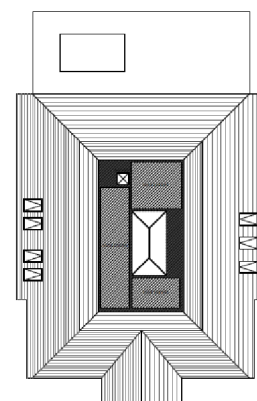
First Floor Plan



First Floor Plan



Roof Plan



Roof Plan

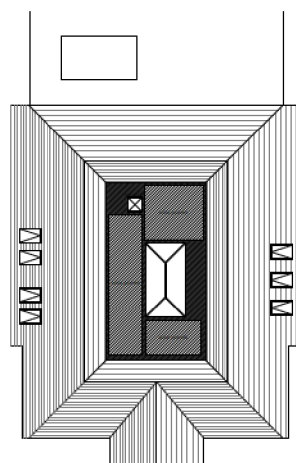
As can be seen from the above the only difference with the current submission is the removal of the front facing dormers.

This current proposal continues to propose a first floor element which measures some 12 metres in width by 14.6 metres in depth. The existing single storey projection will continue to replace the glazed conservatory and will be increased in width and changed to a single storey flat roof extension. The centralised single front facing gable will remain with the area beneath used as a storm porch supported by

two pillars either side.

Below is an extract from the previously refused application (ref 20230697)

The result of the proposed dwelling is to create a much more dominant structure when compared to the existing bungalow. Triple Oak which is situated to the West has been extended, however the design of this property still follows a Chalet Style with a shallow roof form, the proposed development at Thorpewood would introduce a much larger roof area with a total height of 7m in comparison to the 6m height of Triple Oak. Furthermore, the proposed crown roof form is something which is neither supported nor encouraged by the Local Planning Authority, the proposed development would introduce a significantly sized flat roof element at first floor level which constitutes overdevelopment of the site.



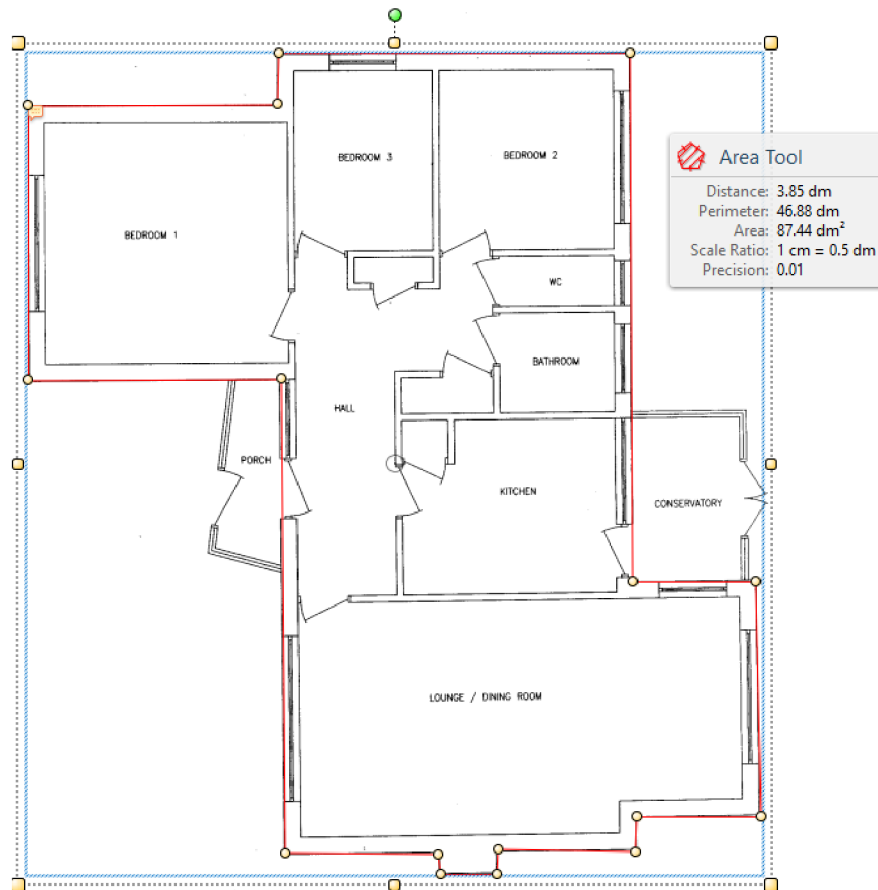
Roof Plan

Any alterations or extensions to an existing property should respect the general scale, character and proportions of the surrounding area and the original host dwelling on the site. The revised proposal seeks extensions which alter the shape and form of the original bungalow which currently stands on the site and creates a much more dominant structure which by virtue of its mass and bulk which fails to respect the design, character and appearance of the area and will be out of character with the immediately surrounding area, the streetscene in general and the neighbouring dwellings. The proposed development represents an increase over 100% to the original dwelling as it was first erected.

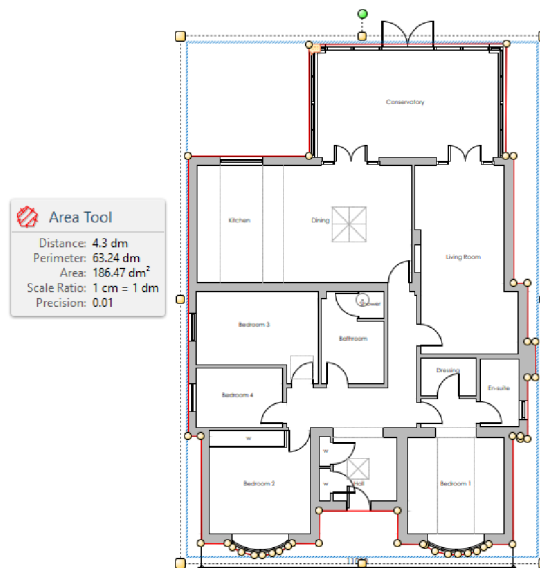
Original dwelling (as built)

Ground Floor: 87.44sqm

First Floor: N/A

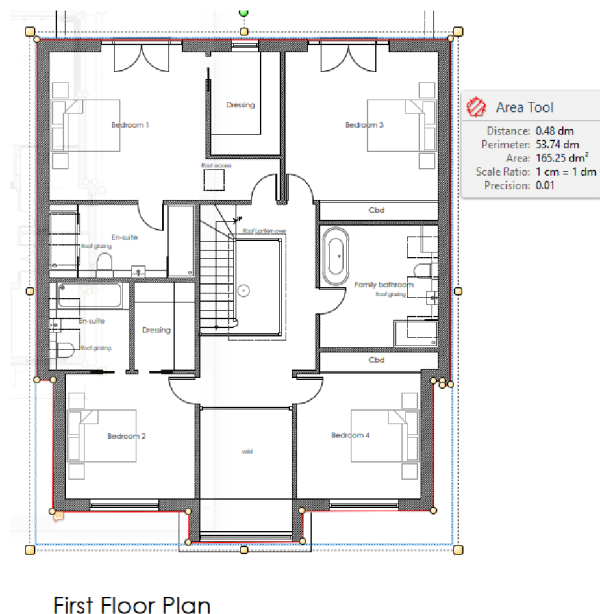
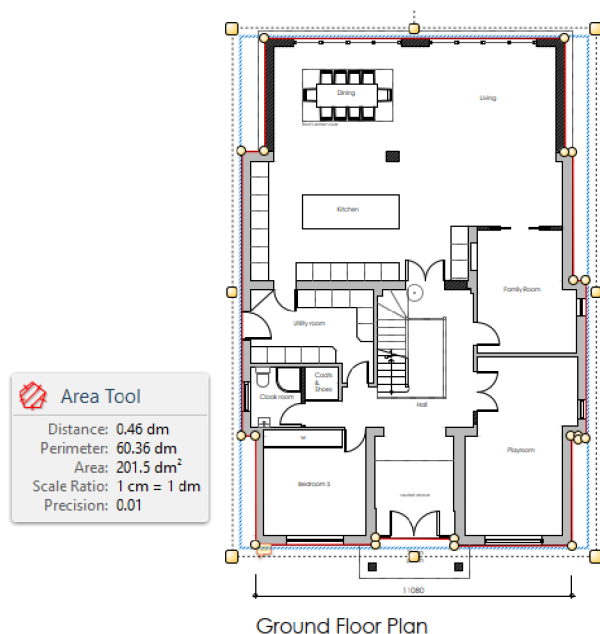


Existing Size (Post extension in 2010)
Ground Floor: 186.47sqm



Ground Floor Plan

Proposed Extensions
Ground Floor: 201.05sqm
First Floor: 165.25sqm



Total: 366.3sqm

Total floor space increase from dwelling as built: **278.86sqm**

Total floor space proposed: **179.83sqm**

It is acknowledged that the neighbouring property known as “Triple Oak” was allowed on appeal (ref 2018/00033/REF). The appeal decision acknowledges that the new dwelling was going to introduce more bulk to the original property however the overall size was still in keeping with the neighbouring properties. The proposed alterations to Thorpewood are not considered to respect the scale of the neighbouring properties and unlike Triple Oak it would result in a significant increase to the roof height with the introduction of the flat roof element.

The revised proposal failed to adequately address the previous reasons for refusal. The proposed main roof substantially increases the bulk of the dwelling and the design in general is considered to increase the prominence and intrusiveness of the dwelling within the street scene. On the basis of the above the proposal is considered to be contrary to requirements of CS19 Local Plan Core Strategy 2014, SPD4 – Householder Alterations and Extensions Guidance and Section 12 of the National Planning Policy Framework (2023).

Amenity of Future Occupiers

Post development there will be sufficient private amenity space due to the generous size of the plot.

The proposed bedrooms are compliant with the Council’s technical standards, will be generous in size, and will have sufficient outlook so to ensure that the occupants of the property have acceptable living conditions.

The family room will have a window which will face towards a fence in the direction of Monksilver. The distance between this window and the boundary is some 1m, however given that this is a secondary living space it is considered that this would not be a concern which would warrant a refusal.

The proposal is considered to adequately safeguard the amenity of existing occupiers.

Neighbouring Amenity

Triple Oak which is situated to the West is not liable to be impacted in terms of privacy as there are no windows in the flank elevation of this property which serve a habitable room. The only window of concern was a hallway window, however given it is not serving a habitable room this alleviates any potential issues. There is a window at ground floor level of Thorpewood which will serve a w/c, this can be conditioned to ensure it is obscure glazed and top hung to maintain neighbouring privacy.

In terms of light level the proposed development will be higher in height and may cause some overshadowing, however this is not deemed significant enough to warrant a refusal.

The property known as Monksilver is situated to the East of Thorpewood. The original plans of Monksilver show that the lounge and dining room are both served by secondary windows. Whilst there maybe some overshadowing in the afternoons this would not be significant as the frontage of this property is south facing and the windows are secondary which means these windows would not be their only source of light and outlook. Furthermore the existing bungalow would already introduce some overshadowing to this property anyway and the development would maintain its distance from the common boundary.

The first floor of Monksilver has two windows in the flank elevation which serve a bathroom and a secondary window to a bedroom. A bathroom is not considered a habitable room and as the window to the bedroom is secondary the proposal would not harm the only source of light/outlook to this bedroom.

Floor Plans of Monksilver as approved under 19760605 (Floor plans of the current property and room uses are slightly different to below)



The proposed development is considered to adequately safeguard neighbouring amenity.

Parking and Highways

There is adequate frontage to the property to accommodate multiple vehicles at any one time and so the proposal is deemed compliant with the requirements of SPG4 – KCC Parking Standards 2006. Furthermore a detached garage has been permitted on site and if this permission is expedited then this will also provide

additional parking provision.

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 Meopham Downs 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.

It is considered that this development would not be detrimental to the Meopham Downs Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

The revised proposal fails to adequately address the previous reasons for refusal and so the current submission should be refused owing to the below ground:

The proposal would result in a development of a design which by virtue of its size, positioning, mass and bulk would introduce an intrusive element in the street scene that fails to respect the design, character and appearance of Newlands Lane or integrate well within the surrounding area in general having an adverse impact the rural character. The development, if permitted would therefore be contrary to CS19 Local Plan Core Strategy 2014, SPD4 – Householder Alterations and Extensions Guidance and Section 12 of the National Planning Policy Framework (2023).

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	14/12/2023	Dated:	15 th December 2023