



Delegated Report

Householder Planning Application

Application No:	20211292
Location:	14 Scratton Fields, Cobham, Gravesend, Kent, DA12 3AS
Description:	**REVISED DESCRIPTION** Demolition of storage shed and erection of first floor front side extension, a front porch and a single storey side and rear extension. Installation of rooflights to the front elevation, erection of a rear dormer with Juliet balcony and conversion of the roof space to form habitable rooms.
Applicant:	Mr Palwinder Singh Tehara
Site Visit:	9 th December 2021

Preliminary Matters

The application was originally submitted with a two storey side extension up to the shared boundary with the neighbour (no. 15 Scratton Fields). The extension was not subservient or set-back from the front elevation, was poorly designed, harmful to the appearance of the property and detrimental to the character of the street scene. As such the proposal was considered contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014), Gravesham's Householder Design Guidance SPD (2021) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

The applicant was contacted regarding the view of the Local Planning Authority (LPA) and was asked to either withdraw the application or receive a refusal. The applicant and agent submitted multiple revisions, without encouragement from the LPA. However after reviewing the design guidance, a scheme was submitted which was considered to be in accordance with the recommendations set out in Gravesham's Householder Design Guidance SPD (2021). The quantum of development was significantly reduced, the extension was subservient and setback and finished using appropriate materials.

The new proposed drawings for the revised scheme were accepted by the LPA (23/12/2021). Due to the significant change in the development the description was changed and a full re-consultation undertaken for a period of 21 days.

Submitted Documents/Plans

Application Form - dated 08/10/2021;
Drawing no. DKM/7400/01 - Rev.01 - Site Location Plan (scale 1:1250);
Drawing no. DKM/7400/02 - Rev.02 - Existing Block Plan (scale 1:200);
Drawing no. DKM/7400/11 - Rev.01 - Existing Floor Plans, Roof Plans and Elevations;
Drawing no. DKM/7400/14 - Rev.03 - Proposed Floor Plans, Roof Plans and Elevations.

~~Drawing no. DKM/7400/03 - Rev.01 - Proposed Block Plan (scale 1:200) - SUPERSEDED;~~
~~Drawing no. DKM/7400/20 - Rev.04 - Proposed Floor Plans, Roof Plan and Elevations - SUPERSEDED.~~

Plans Note

The amendments to the scheme were changed on 'Drawing no. DKM/7400/14 – Rev.03', but was not changed on the proposed block plan ('Drawing no. DKM/7400/03 – Rev.01'). Therefore the proposed block plan has been superseded and will not be considered as part of the documents used in the determination of this application.

Relevant Planning History

Application No.	Description	Status	Decision
20211136	Demolition of existing garage, erection of a single storey rear extension, erection of a single storey side extension and erection of a front porch.	PERMITTED	26.10.2021
20211135	Application for a Lawful Development Certificate in respect of the proposed erection of a rear dormer, installation of front rooflight and conversion of the roofspace to form habitable rooms.	CERTIFICATE GRANTED	04.10.2021
19810173	Erection of two storey side extension to form a garage with bedroom at first floor level and single storey rear extension to form enlarged lounge	PERMITTED	14.04.1981

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)

- Section 2 - Achieving Sustainable Development

- Section 12 - Achieving Well-Designed Places;
- Section 15 - Conserving and Enhancing the Natural Environment

Supplementary Planning Guidance

- Section 2 - Residential layout guidelines including Housing Standards Policy Statement (October 2015 Adopted 1996 - amended June 2020)
- SPG 4 - KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guidance SPD (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Shorne Parish Council - No comment received.

Cobham Parish Council - No comment received.

Ward Councillors - No comment received.

Neighbouring properties

Ten surrounding properties were consulted on both consultation periods and a number of representations were received. The comments received have been separated into the first consultation period and the re-consultation.

First Consultation

Seven representations were received during the first consultation period, of which two were in support of the development and five were objections. The supportive comments provided the following considerations:

- House will look wonderful
- Improve the property
- Support all the works proposed

The objections received have been separated into material and non-material planning considerations. Please note only the material planning considerations are relevant to this decision.

Material Planning Considerations

- Dominant and Imposing - Out of scale with other properties
- Materials will not match / not in keeping
- Loss of privacy - Juliet balcony
- Loss of light
- Porch is too large and out of proportion
- Roof tiles have been changed
- Eyesore
- 8ft fence

Non-Material Planning Considerations

- Questioning the second kitchen
- Concern with approved LDC works and the dormer

The first consultation period expired 23rd November 2021.

Second Consultation

The comments on the second consultation relate to the significantly reduced development. There were four objections and eight supportive comments.

The supportive comments were received from addresses across the Borough and were not all from neighbouring properties, but were very similar in wording and points raised. These comments made following considerations:

- Improve the area
- Visually attractive
- No impact on the street scene
- Create work for local trade

The objections received have been separated into material and non-material planning considerations. Please note only the material planning considerations are relevant to this decision.

Material Planning Considerations

- Out of scale / Not in keeping with street scene;
- Porch is too large and out of proportion;
- Materials do not match existing property – specifically the porch and roof;
- Loss of mature tree in front garden.

Non-Material Planning Considerations

- Devalue property values.

The revised consultation period expired 18th January 2022.

Officer's Analysis

14 Scratton Fields is a two storey semi-detached property located on the eastern side of the highway. The property is in a prominent position on a bend in the street, has a large driveway and has an existing two storey side extension, which is setback and subservient. The building work is substantially underway for the dormer and roof alterations, the front porch extension as well as the single storey side and rear extensions, which were permitted in 2021 (refs. 20211135/20211136).



The Proposed Development

This application proposes to enlarge the pre-existing two storey side extension, and for the approval for the combined works previously approved:

- Dormer and roof alterations;
- Porch extension; and
- Single storey rear and side extension.

The dimensions for each aspect of the development are listed below:

Two Storey Side

- Depth - 5.7m
- Width - 3.1m
- Height (max) - 7.8m
- Height (eave) - 5.22m

Dormer

- Depth - 2.85m
- Width - 6.75m
- Height - 2.5m

Single Storey Rear

- Depth - 2.2m
- Width - 11.65m
- Height (max) - 3.8m
- Height (eave) - 2.65m

Single Storey Side

- Depth - 6.15m
- Width - 4.6m
- Height (max) - 3.8m
- Height (eave) - 2.65m

Porch

- Depth - 2.2m

- Width - 3.9m
- Height (max) - 3.8m
- Height (eave) - 2.35m

Note: the porch, single storey and dormer extensions have not changed from the previous approvals

Design, Character and Appearance

The two storey side extension will be constructed using facing brickwork which matches the existing house. It has been designed subservient to the ridge and is setback from the principle elevation. This reduces the perceived bulk and helps to define the extension as an addition to the property. There will be one forward facing window which will be obscure glazed.

There are no material changes to the other aspects of the development which have previously been approved. The side and rear extension will be finished to match the main dwelling. The front porch will include additional glazing and will be finished with grey quartz tiles, which differs from the main dwelling and other extensions. This choice of materials is out of keeping and should match the existing brickwork on the main dwelling. A condition will be attached to ensure that, notwithstanding the approved plans, the porch is finished with matching brickwork to the main dwelling. With this condition it is considered that the extensions are acceptable in terms of design.

It is noted that the roof tiles have been changed already and are now slate. The property is not located within a Conservation Area nor subject to an Article 4 Direction that would restrict the roof tiles. Therefore, the LPA cannot retrospectively change the tiles, however the dormer must be constructed using matching materials to those used on the current roof slope. This will be conditioned separately to the standard materials condition.

A number of the representations received that objected to the proposed development commented on the scale of the extensions and the size of the porch. As aforementioned in this report, the majority of the extensions have already received planning permission and therefore the principle of these extensions have been deemed acceptable. The issue is therefore if cumulatively the extensions are unacceptable in terms of scale. The small increase in size of the two storey side extension is not considered to visually change the appearance of the property and is scaled appropriately (since the originally submitted plans have been revised). As such, the extension will not noticeably add to the perceived bulk of the property over and above the already approved extensions. It is therefore considered acceptable in terms of character and appearance.

Overall, the cumulative development will change the character and appearance of the dwelling, however the most significant changes already benefit from planning consent or a lawful development certificate. The minor increase in size of the side extension is considered to be well designed, clearly defined as an addition and visually attractive. The external materials will be conditioned to ensure that they match the host dwelling to reduce the potential impact on the street scene. Overall, the development is in accordance with Policy CS19 (LPCS), Gravesham's Householder Design Guidance (SPD) and Section 12 (NPPF).

Amenity of Future Occupiers

The development is considered to provide acceptable levels of amenity for future occupiers. The rooms within the extended property accord with the recommendations set out in Gravesham's Residential Layout Guidelines (RLG) (2020). The habitable rooms will also receive good levels of natural light.

The garden, post-development, will have a maximum depth of 10.5m and an area of 76m² (approx.). This is considered substandard for a four bedroom property according to the RLG, which states a garden for a property of this size should have a minimum depth of 10m and area of 100m². Nevertheless, in this case, the dormer extension was approved under permitted development and created the space to increase the number of bedrooms, however the garden area of a property is not considered under permitted development. The garden area, without the fourth bedroom, would otherwise accord with the RLG and

therefore this is not considered sufficient grounds to refuse the application. Moreover, the only addition to the property, other than what has already been permitted, is the small increase to the size of the two storey side extension which does not impact on the garden area, nor increase the number of bedrooms in the property.

Therefore, although providing a substandard garden area the application is considered to safeguard the amenity of future occupiers satisfactorily, in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The development will not cause any material impact on the amenity of neighbouring properties in terms of loss of light, overlooking, outlook or sense of enclosure.

A number of representations have been received from surrounding properties. The majority of the neighbour objections received commented on the scale of the development, materials proposed and the impact on the street scene. These considerations were discussed in the 'Design, Character and Appearance' section of this report.

There was another representation received regarding the loss of soft landscaping and a tree in the front garden. This will be discussed in the 'Any Other Material Planning Considerations' section below.

The neighbour representations did raise concern with loss of light and overlooking. The dormer window Juliet balcony was an area of concern for privacy, however this was granted under permitted development and therefore is considered acceptable. In addition, the extensions will not overshadow any of the adjoining properties, the side extension will not project beyond any principle elevation and will therefore not impact on light.

Overall, the development is considered to safeguard the amenity of surrounding properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

There are no parking or highway issues related to this proposal. The driveway at the front of the property is sufficient size to accommodate two vehicles in accordance with Kent County Council's parking standards (SPG 4) (2006). However, a gravel driveway is unacceptable due to surface materials discharging onto the highway. As such a condition will be attached to ensure that the driveway is finished in a bound material and is approved in writing by the LPA.

Any Other Material Planning Considerations

Impact on the Landscape - the property is located 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) 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.

The development is not considered to impact on the character of the landscape due to the properties location within the rural settlement.

Loss of Biodiversity – one neighbour objection expressed concern with loss of biodiversity, specifically a soft landscaping and a tree in the front garden. Section 15 (NPPF) states that developments should result in biodiversity net gain which is not the case with this application. Moreover, Policy CS12 (LPCS) seeks to conserve and enhance the green infrastructure of local areas and promote biodiversity. As such, a condition will be attached to the decision notice which requires a detailed soft landscaping plan which will

reintroduce biodiversity and soft landscaping to improve the quality of the street scene, whilst reducing the urbanising impact on the development.

Boundary Treatment - the application form states that there will be 6-8ft fencing along the boundary. This was an area of concern raised by neighbour representations. A condition will be attached to the decision notice which requires the applicant to submit details of the boundary treatments for approval by the Local Planning Authority.

Conclusion and Balancing Exercise

The application has been fully considered and it is in accordance with local and national planning policy. The property has been granted planning permission and a lawful development certificate for the majority of the development proposed in this application. Therefore, the principle of these aspects are deemed acceptable and the only material change is the small extension to the existing two storey side extension. This extension is not considered to materially change the visual appearance of the dwelling, nor impact on the street scene. The development will be constructed using matching materials.

There are no impacts on the amenity of future occupiers or neighbouring properties, and the parking provision is acceptable. However, there will be conditions attached to the decision notice regarding the driveway and soft landscaping.

Overall the development is considered to be in accordance with policy and it is recommended that planning permission is granted.

Recommendation

Permission - subject to conditions

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	19 th January 2022	Dated:	20 January 2022