



Delegated Report

Householder Planning Application

Planning Application No: 20230410

Location: Stonewold Whitepost Lane Culverstone Gravesend

Description: Replace roof and raise roof height to create a first floor, replace the attached garage, new windows and rooflights, and new external cladding.

Applicant: Mr & Mrs Wade

Site Visit Date: Previous application

Submitted Documents/Plans

Application Form

2211 E 001 – Location Plan

2211 E 002 – Block Plan

2211 E 005 – Survey Site Plan

2211 E 010 – Existing Floor Plans

2211 E 020 – Existing Elevations

2211 P 100 Rev E – Proposed Site Plan

2211 P 110 Rev A – Proposed Ground Floor Plan

2211 P 111 Rev D – Proposed First Floor Plan

2211 P 120 Rev E – Proposed Front and Side Elevations

2211 P 121 Rev D – Proposed Rear and Side Elevations

2211 P 130 Rev C – Proposed Section A

Design and Access Statement

Relevant Planning History

Reference	Description	Decision	Decision Date
20221231	Proposal to create new storey, and a rear extension to replace cladding, windows and minor landscaping.	Refused	18/01/2023
19510211	Erection of a bungalow	Permitted	09/01/1952

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

- T1 – Impact of Development on Highway Network

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 9 – Promoting Sustainable Transport
- Section 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- SPG 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

The final date to submit comments on this application ended on 18th May 2023.

Consultees

Ward Councillors: No response received.

Meopham Parish Council: No objections.

GBC Highways Officer:

'I have no objections; the garage conforms to the current guidance regarding size and has space to accommodate two cycles which is the requirement for the two additional bedrooms. There is more than enough space on the driveway to comply with vehicle parking requirements.'

Neighbouring properties

8no. surrounding properties were consulted and no comments were received from members of the public.

Officer's Analysis

Summary Information

	Existing dwellinghouse (m)	Proposed dwellinghouse (m)	Change (+/-m)
Max height	4.5 (excl. chimney)	6.45	+1.95
Max eaves height	2.5	3.8	+1.3

Max Width	16.7	16.9	+0.2
Max Depth	13.6	15.4	+1.8

Principle of Development

This application is located in a Rural Settlement inset from the Green Belt, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development. This application is an alternative scheme to the refused under planning ref 20221231. As such, consideration of whether this scheme resolves the reason for refusal will be relevant in this assessment.

However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), the Landscape Character Area, Amenity of Future Occupiers, Residential Amenity of neighbours and Parking Provision.

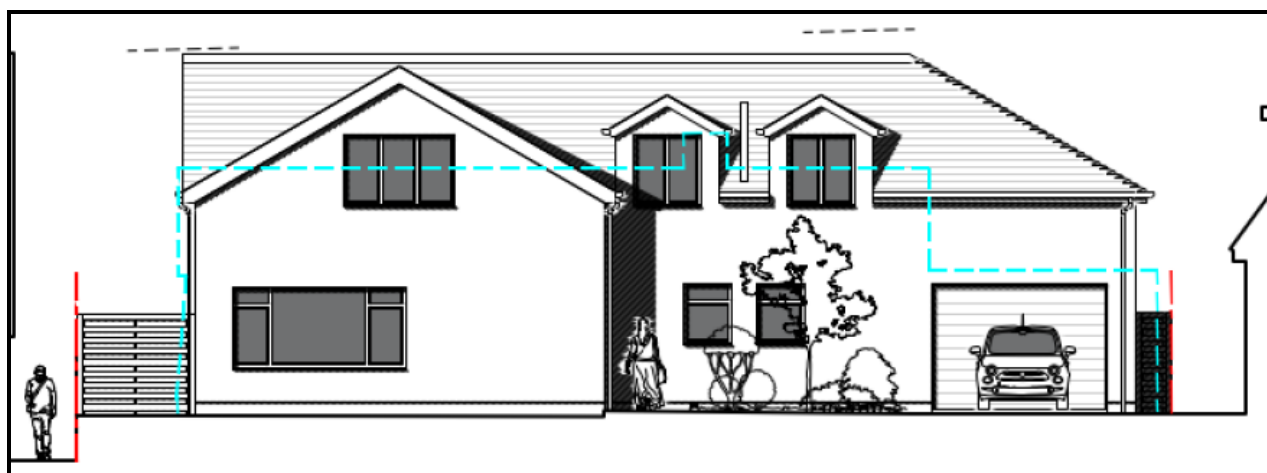
Design, Character and Appearance

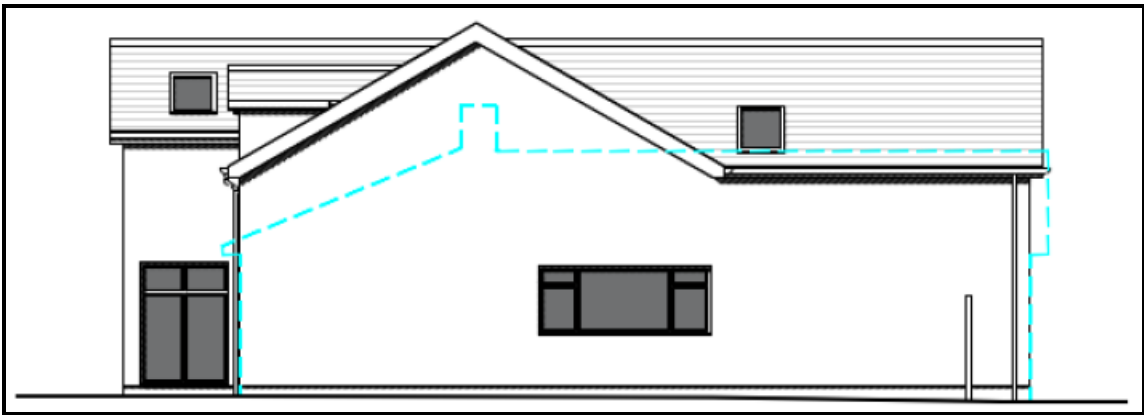
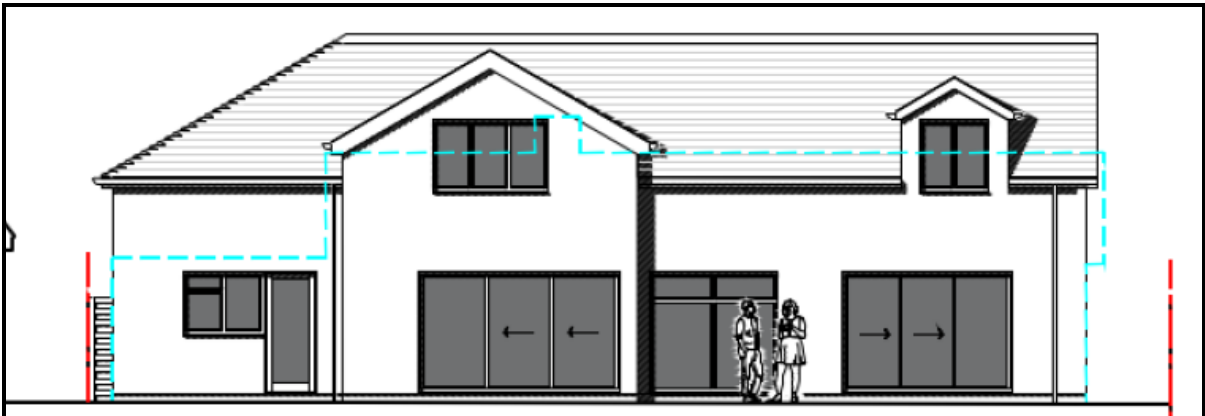
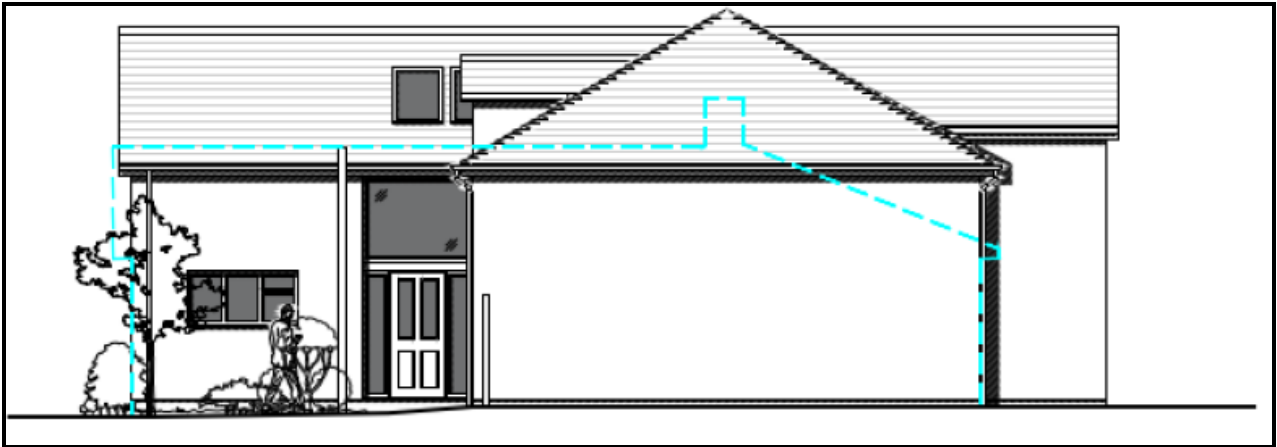
Planning ref 20221231 was refused for the following reason:

'The proposed development by reason of its scale, dominant features at first floor, significant width and poor design in terms of fenestration and proposed materials would result in significant harm to the character of this area and would as a result fail to comply with the requirements of Policy CS19 (Development and Design Principles) of the Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework (2021) in terms of design, character and appearance.'

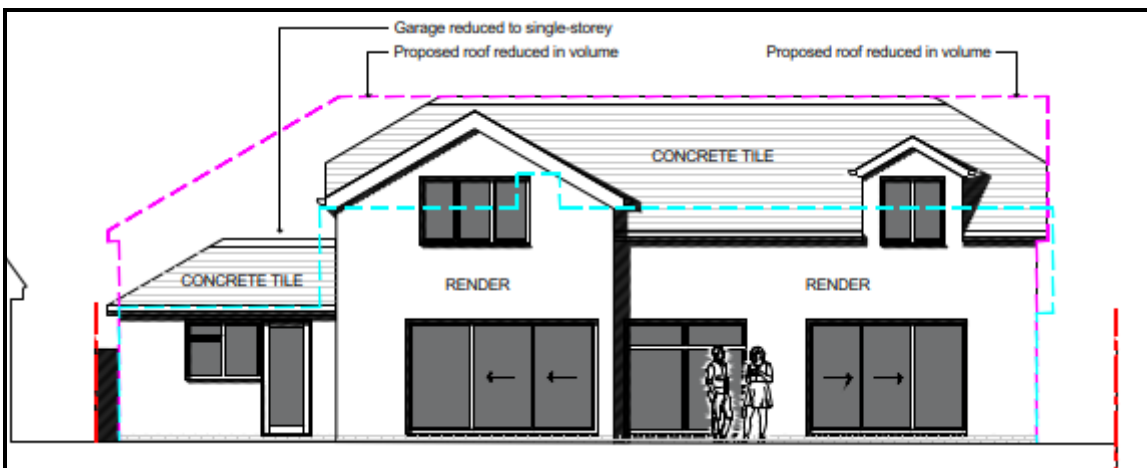
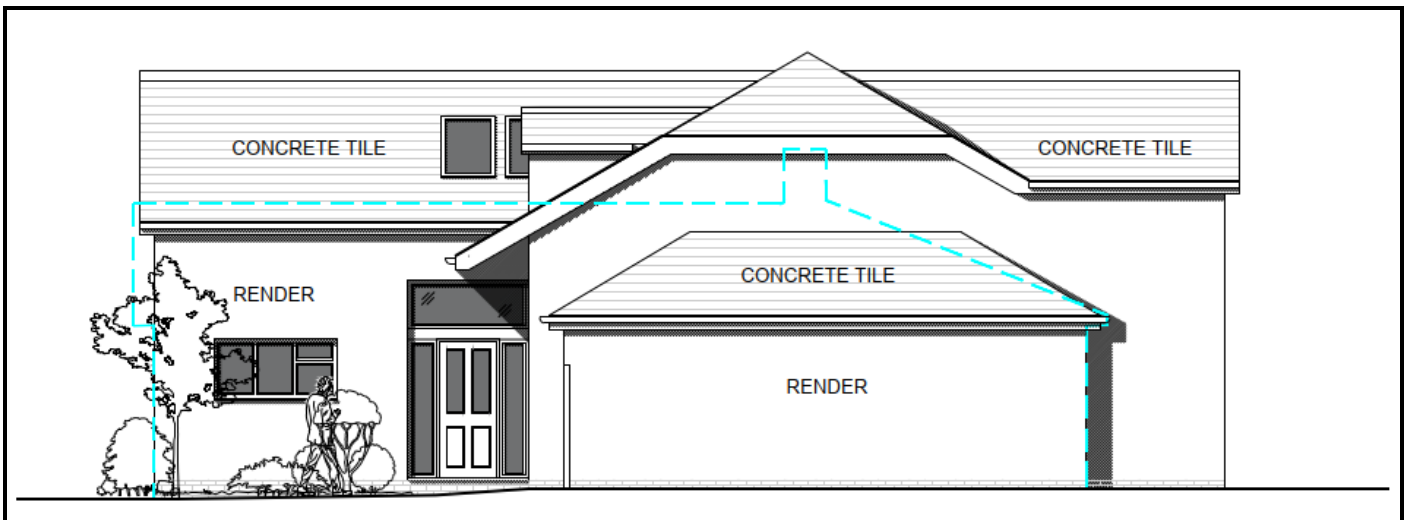
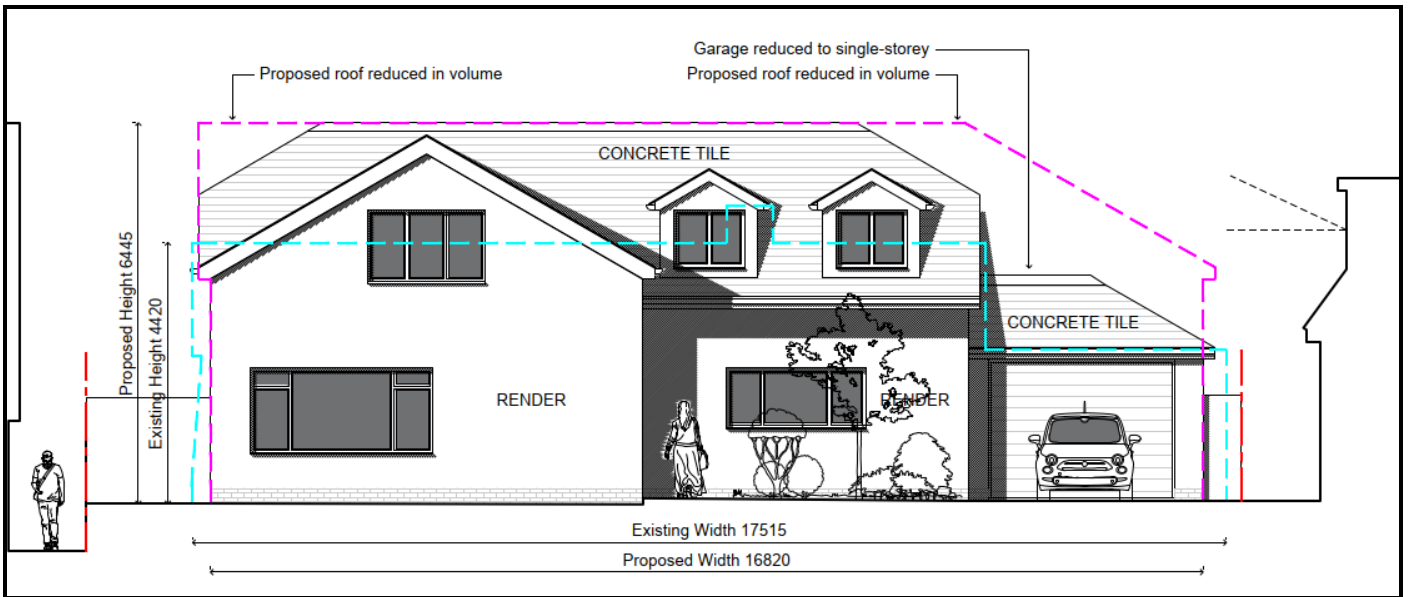
Key to this assessment will therefore be whether this alternative scheme resolves these issues. For clarity and comparison, the previously refused plans and proposed plans are shown below:

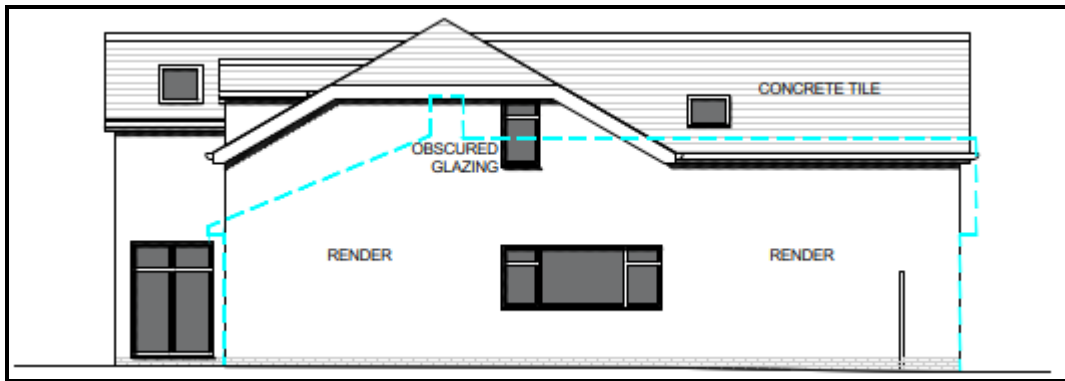
Previously Refused Elevations – Ref 20221231 (Not to Scale)





Proposed Elevations (Not to Scale)





Overall, the shape and footprint of the building would be relatively similar to the existing. The most significant impact would be the raising of the height to first floor. It is noted that the dwellinghouse is somewhat obscured by the green boundary, and it is only viewed from the vehicular entrance point. Given the height of the greenery and position of the dwellinghouse, it is not likely that the changes would increase the visibility of the dwellinghouse substantially from the road. Given the reduced visibility, this would also reduce the impact on the character of the area and the streetscene.

Considering the wider context and character of the locality, it is noted that the layout, position and appearance of the dwellinghouses in the vicinity are varied. It is also noted that there are a large number of two-storey dwellinghouses in the area, including the two adjoining neighbours to the subject dwellinghouses. And so, a two storey dwellinghouse would not be out of character with the area, subject to its scale, design and appearance.

In the previous instance, the proposed development intended to create a second-floor elevation along the entire width of the dwellinghouse which would have been prominent and overbearing. This bulk has been reduced in the proposed scheme by way of removal of the first-floor element above the garage and the use of hipped ends to the roof form.

It is noted that the use of dormer windows to the front, somewhat reduce the overall bulk. On the previous application, these dormers projected from the eave line. In this application the eaves sit below the dormers and so appear as small, interruptions to the roofscape, in a more sympathetic way. The windows have been altered and although not entirely symmetrical, the windows at the first floor are now smaller than those on ground floor, improving the balance of the appearance of the façade.

The proposed materials externally would be brick and render elevations, dark grey upvc windows and concrete roof tiles. There are a number of rendered dwellinghouses in the area and so this would be reflective of the character of the area. Concrete roof tiles would be appropriate in such a setting as concrete roof tiles are predominant.

Based on the above assessment, the reason for refusal on planning ref 20221231, is considered to be overcome by this alternative design. On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2021) in terms of design, character and appearance.

Landscape Character Area

The application site falls 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 of Gravesham Core Strategy (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.

The proposal is for extensions and alterations to an existing property which is located in a built up rural settlement inset from the Green Belt. Although the proposed development would increase the size of the property, it would still retain as a very open site due to the size of the plot and the surrounding garden and as such the proposed development would not be detrimental to the open, rural landscape character of the surrounding area. In respect of landscape character the proposal is therefore considered compliant with Policy CS12 (LPCS).

Amenity of Future Occupiers

The NPPF (2021) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

The existing dwellinghouse contains three bedrooms, attached garage, a living room, kitchen, bathroom and hallway arranged over a single floor.

The proposed dwellinghouse would have a total of 5 bedrooms, attached garage and bike store, a dressing room, 2 bathrooms, a WC, an ensuite, open plan kitchen/diner/lounge, a snug and utility room arranged over two floors.

The resultant rooms meet the required minimum space standards and would continue to have adequate rear garden depth and area as per SPG2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020.

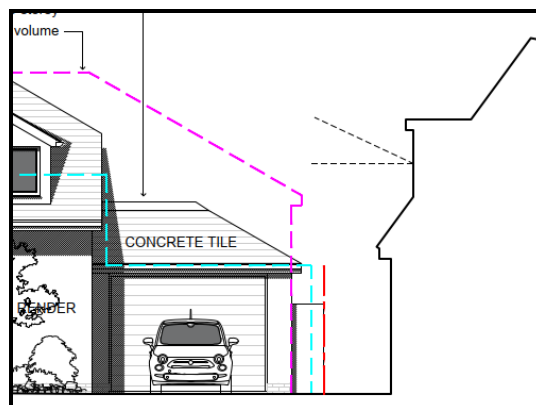
Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

There are two immediately adjoining neighbours; Cedar Gables to the South and Cotswold to the North.

Cotswold

This neighbour is located to the north. The previous application raised no concerns regarding potential impact to this neighbour. The changes made would reduce the first-floor bulk closest to this neighbour, and as shown on the proposed elevation shown below (Not to Scale), the side facing window on this neighbours property would not be overshadowed by the extension.



Also, there are no new upper floor openings to the side elevation facing this neighbour with the exception of obliquely angled dormer openings. With regard to the ground floor side elevation window, which serves a kitchen on this neighbour's dwellinghouse, this window would be overshadowed by the proposed increased height. However paragraph 17 of the Residential Layout Guidelines specifically exclude kitchens and bathrooms from the definition of a habitable room. Given that this window would not be a habitable room and that there are other main windows to the rear and side which would not be overshadowed, this would not result in significant overshadowing of the dwellinghouse in such a way which would severely harm the amenity of those occupying this neighbouring dwellinghouse.

Cedar Gables

This neighbour is located to the south. The previous application raised no concerns regarding potential impact to this neighbour. The changes proposed by this scheme would include a side facing window at first floor. It is noted that this would be obscured. This would be obscured by condition to avoid overlooking now or in future. The roof windows would be obliquely angled and would not directly overlook this neighbour. Whilst the outlook from the rear upper floor windows would likely be interrupted as a result of the increased height, material planning considerations do not include a right to a view and overshadowing is unlikely. There was a perception of overshadowing and possibly being hemmed in by the development and the new application addresses this by adding a hip to the roof as per the advice given. This would reduce the bulk and massing on this elevation and improve neighbour amenity.

Other Neighbours:

The Ridings is located to the west at a perpendicular angle. The resultant dwellinghouse would be 27.5m from the shared boundary with this neighbour. Given the distance it would likely not overbear or directly overlook this neighbour's private amenity.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Parking Provision

The existing dwellinghouse is 3 bedroom property and therefore has a requirement for provision of 2 vehicular parking spaces. The proposed 5 bedroom house would need to also provide spacing for 2 vehicles plus 2 cycle parking spaces for the additional two bedrooms, in line with Interim Guidance Note 3 of the Kent Design Guide.

The internal dimensions of the proposed replacement garage would be 5.1m (Length) x 3.7m (Width). The KCC Vehicle Parking Standards (2006), require single garages to have internal dimensions of 5.5m (Length) x 3.6m (Width). The garage proposed therefore does not have sufficient length for appropriate vehicle parking. However, given the minor shortfall, it will still be adequate for parking of one vehicle, with spacing for an additional vehicle on the drive to the front available. The cycle parking would be accommodated within the garage given the internal space.

Conclusion & Recommendation

The proposed development complies with all relevant national and local planning policies. The recommendation is to approve.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	5th June 2023	Dated:	8th June 2023

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