



Delegated Report

Householder Planning Application

Planning Application No: 20220997

Location: 23 South Hill Road Gravesend Kent DA12 1LA

Description: Demolition of existing rear conservatory and erection of new single storey rear and side extensions.

Applicant: Ms Hofer

Site Visit Date: 27/10/22

Submitted Documents/Plans

Application Form

6134-01 Rev A – Existing Block and Floor Plans

6134-02 Rev A - Existing Elevations

6134-03 Rev F – Proposed Block and Floor Plans

6134-04 Rev F – Proposed Elevations

Design and Access Statement

Heritage Statement

Relevant Planning History

Reference	Description	Decision	Decision Date
20201351	Demolition of existing conservatory and erection of a single storey rear extension to form a living room.	Permitted	04/03/2021
20090218	Demolition of existing rear conservatory and erection of new single storey rear and side extension.	Permitted	15/05/2009

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
- CS20 – Heritage and the Historic Environment.

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- TC3 – Development Affecting Conservation Areas

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)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places
- 16 – Conserving and Enhancing the Historic Environment

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);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021);
- Windmill Hill Conservation Area Character Appraisal 2007; and
- 19th Century Suburban Conservation Areas Management Plan.

Consultations, Publicity and Representations

Consultees

The overall consultation period ended on 11th November 2022

Conservation Officer

No comment received.

Ward Councillors

No comment received.

Neighbouring properties

7no. surrounding properties were consulted, and a site notice was displayed in the area with advertisement also in a local newspaper. There were 0 responses received.

Officer's Analysis

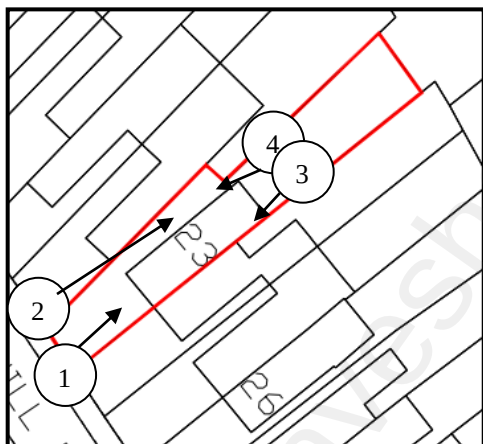
Context

The site is located within the Windmill Hill Conservation Area and is subject to an Article 4 Direction. The principal issue in determining this application is whether the proposed development will preserve or enhance the character or appearance of the Windmill Hill Conservation Area.

The application site comprises a three-storey semi-detached Georgian style property with an existing conservatory to the rear, parking at front onto South Hill Road and private garden to rear. The existing dwelling is within an urban area of Gravesend characterised by irregular arrangement of buildings including semi-detached Georgian properties and more recent infill properties. It is located within the windmill Hill Conservation Area.

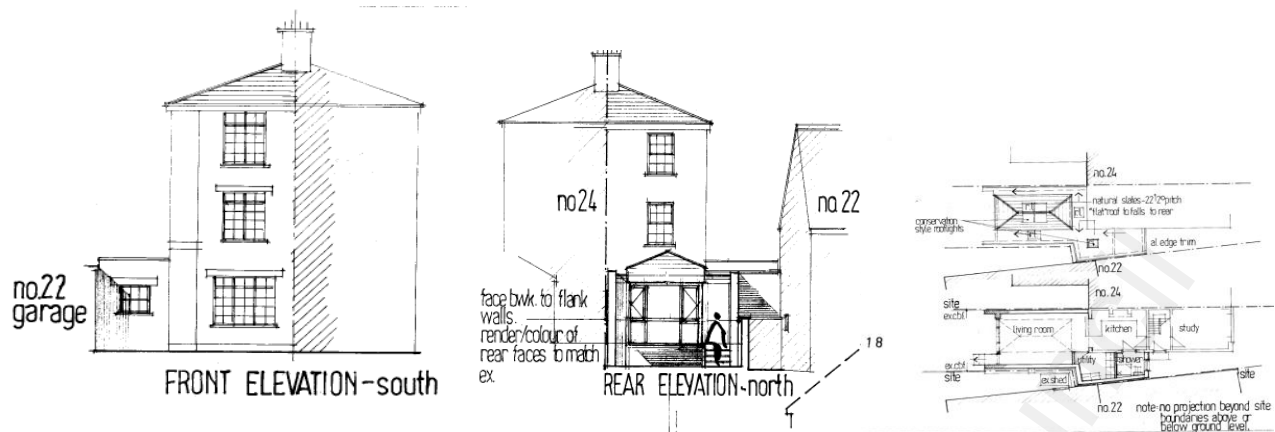


Window behind shed building.

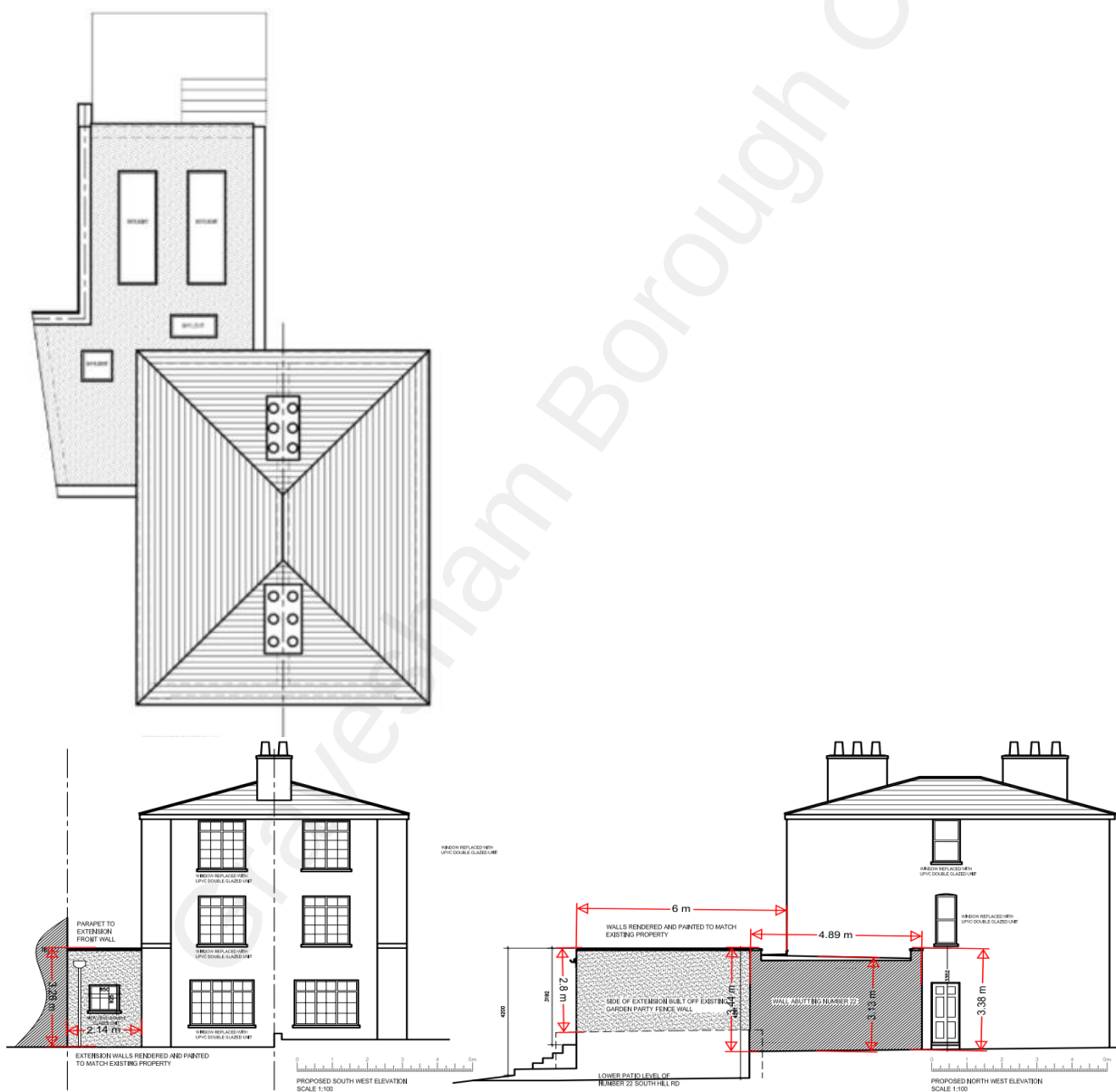


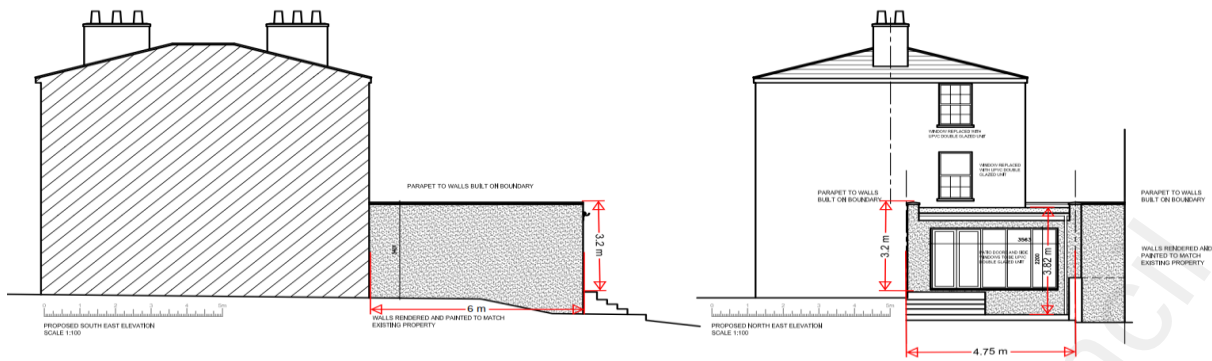
Relevant Planning History

Planning permission was granted under App No. 20090218 by the Local Planning Authority on 15.05.2009 for Demolition of existing conservatory and the erection of a single storey rear extension to form a living room. (See below approved plans permitted under App No. 20090218 – Not to Scale).

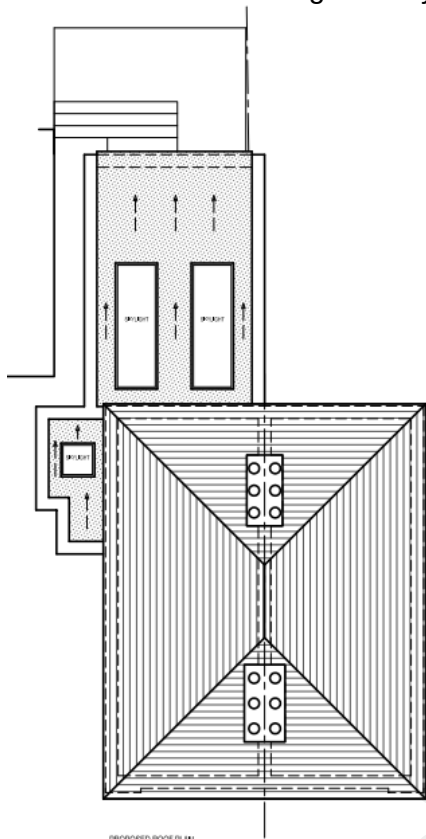


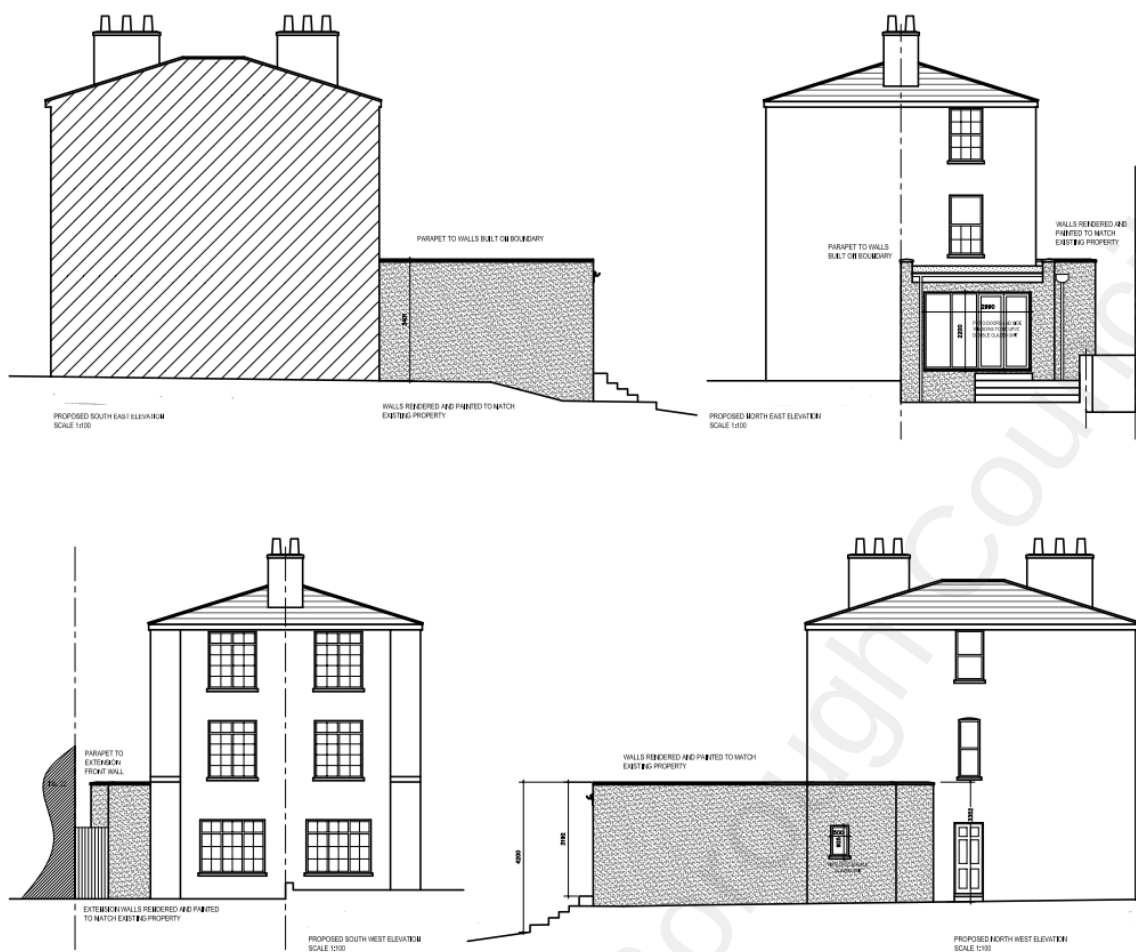
Planning consent was then granted under App No. 20201351 by the Local Planning Authority on 04.03.2021 for Demolition of existing rear conservatory and erection of new single storey rear and side extension. (See below approved plans permitted under App No. 20201351 – Not to Scale).





This proposal is an alternative scheme to the above approvals for Demolition of existing rear conservatory and erection of new single storey rear and side extensions. See Below the proposed Plans – Not to Scale).





Summary information

Rear Extension:

	Approved under ref 20201351 (m)	Proposed (m)	Change (+/-m)
Max height (taken from rear elevation)	4.2	4	-0.2
Max Width	4.9	4.3	-0.6
Max Depth	6	6	No Change

Side Extension:

	Approved under ref 20201351 (m)	Proposed (m)	Change (+/-m)
Max height (taken from side elevation)	3.4	3.4	No Change
Max Width	2.8	1.7	-1.1
Max Depth	4.9	3.6	-1.3

Principle of Development

The issues to consider are:

- Design and Heritage, including whether the proposal would preserve or enhance the character or appearance of the Windmill Hill Conservation Area;
- Amenity of Occupiers;

- Amenity of Neighbouring Properties;
- Parking and Highways.

Given that a similar proposal was recently approved, parts of that assessment where still relevant may be re-iterated in this report. Where a previous approval is mentioned, it will relate to the most recent approval ref: 20201351.

Design and Heritage issues including whether the proposal would preserve or enhance the character or appearance of the Windmill Hill Conservation Area.

The proposed side extension is set back from the highway by approximately 6.8m. It would have a flat roof and a maximum height of 3.4 metres. Although its location to the side allows visibility of this extension from the highway there would be a limited view given the small scale of the addition and its set back from the highway. The setback is greater than the most recent approval and the width of the side extension has reduced, decreasing the potential visibility from the streetscene and its visual bulk from that previously approved.

It is also noted again in this report that a nearby property (no.25) has a single storey side extension and although this does not by itself set a precedent for side extensions, it adds to the understanding of this areas character as varied in appearance and layout, strengthening the argument that such an alteration on this property would not significantly harm its character.

The proposed single storey rear extension would be of a significant depth of 6 metres and would be clearly out of character with the host building. This depth is unchanged from that previously approved. However, it is a single storey and would be located to the rear which is not visible from public vantage points. There are similar extensions observed from the rear of neighbouring properties No's 24 & 25 similar host building design, which exhibit a range of large extensions of different designs. The use of a flat roof design also helps to allow the extension not have interference with the original fenestration within the host building and minimise its bulk at the rear where impact on the streetscene is minimised. It is noted that this proposed rear extension would be reduced in width and height from that previously approved.

Whilst the form and fenestration of the rear extension is not consistent with the character of the host building, given its provision, limited visibility, and subservience, this is not objectionable. Notwithstanding that at some point prior to 2008, the current UPVC, non-sash windows were installed to the property, it is considered to be appropriate to not perpetuate that divergence from the proper historical character and appearance of the host building. As such, the previous approval required the small front window to the side part of the extension proposed, to be of wooden frame construction by condition. However, this application does not propose an opening to the front. To ensure that this extension would continue in the future to respect the high-quality appearance from the streetscene, any new openings to the front elevation of this extension would require planning consent so that that consideration may be given to its appropriateness in terms of current planning legislation.

The proposal is considered to not be harmful to the character and appearance of the dwelling and the street scene and would preserve the character and appearance of the Windmill Hill Conservation Area.

It is concluded that the proposed development complies with the statutory test of S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and would preserve the character and appearance of the Windmill Hill Conservation Area and is in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy (September 2014) and saved Policy TC3 of the Local Plan First Review (1994).

Amenity of Future Occupiers

The revised NPPF (2021) states that planning decisions should aim to secure a high standard of amenity for all existing and future users.

The additional living areas comply with the Councils Residential Layout Guidelines (2020) and The Technical Housing Standards - Nationally Described Space Standards (March 2015).

There is no conflict with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) in respect of the living conditions for future occupants of the dwelling.

Neighbouring Amenity

The impact on neighbouring properties is considered with regard to the criteria specified within Gravesham Local Plan Core Strategy Policy CS19 (September 2014), which states 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 rear of the existing dwelling is on a high ground level compared to the side of No 22 South Hill Road property with part of the shared boundary made up of almost 1.59 metres retaining wall. In the previous approval, the side of the proposed extension would be built off this existing shared boundary retaining wall. However, this proposal would pull the extensions away from the shared boundary with 22 and closer to 24. would be 2.1m – 2.8m from this boundary. There would be one ground floor side facing windows which would have potential to overlook the garden of this neighbour's property Although this would not be direct overlook of the garden, or this neighbours ground floor window as this serves a bathroom it would be reasonable to apply a condition ensuring that it be obscure glazed. The proposed side windows/doors would have no greater impact than the existing conservatory.

No. 22 has a side facing windows which serves an entrance hall, a wooden shed is obscuring this side windows (see image 4 at the beginning of this report). This side facing window would face in the direction of the proposed side extension. However, given that views from this window are obscured by this neighbour own shed, the proposed extensions would have limited impact on these neighbours opening in terms of overshadowing and overbearing bulk. It is noted here that the proposed extension would have a greater distance from this neighbour's boundary than previously approved, further reducing the impact it would have otherwise had.

There would be no material loss of light, no overlooking neighbouring properties, no overbearing or cause adjacent properties to be excessively overshadowed or enclosed. As such, it is considered that in respect of neighbouring amenity the proposed development is considered to comply with SPG2 - Residential Layout Guidelines (2020) and Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Parking and Highways

The proposal will not result in the creation of additional bedroom. There would be no detrimental impact in terms of parking or highway safety.

Conclusion & Recommendation

Additionally following the reasons set out in this report, It is therefore considered that the proposal complies with the statutory test of S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and is in accordance with Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) as well as saved Policy TC3 of the Gravesham Local Plan First Review (1994).

The proposal complies with all relevant national and local planning policies. The recommendation is therefore 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:	14 th November 2022	Dated:	18th November 2022

Gravesham Borough Council