



Delegated Report

Householder Planning Application

Planning Application No: 20211178

Location: Ivy Cottage The Ridgeway Shorne Gravesend

Description: Erection of a part first floor rear extension and a conservatory.

Applicant: Mr William Millington

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

The application comprises the following documents and plans:

Planning Application Form received 24th September 2021;
Design and Access Statement received 1st October 2021;
Heritage Statement received 1st October 2021;
Drawing No. HPA/PL/1125/001 – Existing Location and Floor Plans received 1st October 2021;
Drawing No. HPA/PL/1125/002 – Existing Site Plan and Elevations received 1st October 2021;
Drawing No. HPA/PL/1125/003 Rev B – Proposed Site, Floor Plans and Elevations received 1st October 2021;
Drawing No. HPA/PL/1125/104 – Casement Window Details Type B Sheet 1 of 2 received 24th September 2021;
Drawing No. HPA/PL/1125/105 – Casement Window Details Type B Sheet 2 of 2 received 24th September 2021; and
Drawing No. HPA-PL-106 – Material Schedule received 24th September 2021.

Relevant Planning History

Application Ref. No.	Description	Status	Date
20180687	Erection part first floor rear extension and a rear conservatory.	Permission	08.10.2018
20160113	Application for approval of condition 3 attached to planning permission reference no. 20150273 relating to details and samples of the brick type, bond type, tiles, rainwater goods and joinery details for the external surfaces.	Approval of Details	30.03.2016
20160087	Application for a non-material amendment to planning permission reference no. 20150273 to allow the change of material to the south facing first floor extension from render to knapped flint, and conservatory piers from timber to London Stock brickwork.	PNMA	16.02.2016

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

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;
- SPG 4 - KCC Parking Standards (2006)
- Chestnut Green Rural Conservation Areas Character Appraisal
- Landscape Character Assessment (2009)

The Council has a statutory requirement under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering whether to grant listed building consent for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 the Council has a statutory duty in considering whether to grant planning permission for development which affects a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Consultations, Publicity and Representations

Consultees

KCC Heritage

The site lies within an area of multi-period archaeological potential, however, I consider it unlikely that the

proposed works will have a significant archaeological impact and have no further comments to make in this case.

Shorne Parish Council

The Parish Council has no objection in principle to this application, subject to there not being any significant valid objections from neighbours.

Neighbouring properties

The application has been advertised by site notice, press notice and individual letters to 16 neighbouring properties with an overall expiry date of 5th November 2021. No letters of representation have been received.

The ward councillors were also consulted, with no letters of representation received.

Officer's Analysis

Background

This application is a re-submission of two previous planning approvals granted under references 20180687 and 20150273 for erection of part first floor rear extension and a rear conservatory with 20150273 revised with a non-material amendment under reference 20160087. The most recent consent expired on 8 October 2021.

The current application is the same as the most recently approved application (ref. 20180687).

Character and Appearance

The application site is a semi-detached property located on The Ridgeway in a rural settlement inset from the Green Belt and within the Chestnut Green Conservation Area. The proposal is for a single storey timber framed conservatory at ground floor level. This would measure 4.8m deep by 4.8m infilling a space between the rear wall of the cottage and the existing kitchen extension. At first floor level a pitched roof extension is proposed to form a 4th bedroom with en-suite shower room. This has been designed with a cantilevered section (a design solution suggested by the conservation architect during previous pre-application discussions) in order to increase the internal width of the room created. In the approved application it was noted that whilst the first floor extension would not be subservient to the rear of the cottage, it would be subservient to main roof of the original property and the neighbouring extension at Old Pump Cottage to the east. It would also obscure the modern and unsympathetic addition to the adjacent property. It was deemed there would be a limited impact on the conservation area. The conservatory was considered subservient and well designed and the rear wall of the existing cottage would be retained at ground and first floor level.

The property is identified as a positive building in the Conservation Area. Since the previous decision was made there has also been a revised version of the National Planning Policy Framework (NPPF), however but in respect of design and heritage matters, there is no change to mean there should be a different outcome to the previous decisions.

The Conservation Architect raised no objections to the previous application which is the same as this current submission and therefore there are no objections.

In respect of character and appearance it is considered that the proposal would preserve the character and appearance of the Conservation Area and would be compliant with Policies CS19 and CS20 of the Core Strategy, saved Policy TC3 of the First Review and Sections 12 and 16 of the NPPF (2021).

Amenity of Future Occupiers

The property would retain a garden area and depth that would exceed the minimum standard as set out in

the SPG2: Residential Layout Guidelines. In respect of the amenity of future occupiers, the proposal is considered to be compliant with Policies CS19 and CS20 of the Core Strategy.

Neighbouring Amenity

There have been no changes on site or in policy which would lead to a different assessment from the previously approved schemes. The revised NPPF (2021) still places great importance on protecting the amenity of neighbouring properties and occupiers; it is considered that the comments made on the previous applications with regards amenity still stand and they are therefore repeated here again for clarity.

The Old Pump Cottage adjoins the application site to the east. This property has been extended at the rear with a two storey development. Given this existing layout the proposed extension will not significantly impact on adjoining property in terms of outlook, overshadowing or encroachment. However, a new window is proposed in the south elevation at first floor level. Given the position of this window it is considered acceptable as views will be predominately restricted to the rear garden area and do not directly overlook the private garden area (first 5 metres) of the neighbouring property. This evaluation is further supported by a letter provided in appendix B of the Design and Access statement

Ridgeway House adjoins the application site to the west. At ground floor level the proposed single storey side extension would be set in by 1.35 m from the boundary line shared with this neighbour which ensures there are no issues regarding, overshadowing or encroachment. However, the proposals do include a casement style window in the west elevation at first floor level. This window would directly overlook the private garden area (first 5 metres) of Ridgeway House. This issue is raised in one public objection to the proposed scheme and is also noted in a letter provided in appendix B of the Design and Access statement.

In response to this comment the plans have been revised to include an obscure glazed fixed window (HPA/PL/1125/003 Rev A). This is considered to adequately restrict any potential overlooking on the adjacent property and will further be assured by a planning condition requiring the window to be obscure glazed and fixed and permanently retained as such unless otherwise agreed in writing by the Local Planning Authority.

As such, in respect of neighbour amenity, the proposal is considered to be compliant with Policy CS19 of the Core Strategy.

Parking and Highways

The proposal would result in one additional bedroom, however the existing driveway provides two off road parking space, as shown on the proposed block plan.

In respect of parking and highway safety, the proposal is considered to be compliant with Policy CS11 of the Core Strategy and saved policy P3 of the First Review.

Any Other Material Planning Considerations

Landscape Character Area

Section 15 of the NPPF (2021) highlights the importance of conserving and enhancing the natural environment, one aspect of which is the protection and enhancement of valued landscapes. Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states that the overall landscape character and valued landscapes will be conserved, restored and enhanced and the greatest weight will be given to the conservation and enhancement of the landscape and natural beauty of the Kent Downs AONB and its setting.

The application site is located within the Kent Downs Area of Outstanding Natural Beauty (AONB) and within the Shorne Woodland Landscape Character Area. The topography is undulating with chestnut

coppice woodland. The area is characterised by strong sense of enclosure, traditional village greens and varied building style and age. The condition is good with guidance to conserve and reinforce. The proposal would not project further to the rear than the existing single storey rear projection and as such the nature of this proposal there will not have any detrimental impact on the AONB or the Landscape Character Area due to the property's location within the settlement area of Lower Shorne. As such the proposal would accord with Policy CS12 (LPCS) and Section 15 of the NPPF (2021).

Suggested Conditions

As for the previously approved scheme 20180687:

Condition 1 which is the standard time limit would need to be attached.

Condition 2 which is the list of approved plans would need to be attached – the plans are the same as those approved under the planning consent 20180687. The applicant also discharged condition 3 of the original planning consent under reference 20160113 which related to details and samples of brick type, bond type, tiles, rainwater goods and joinery details. The information approved under the approval of condition 3 application have been submitted with this application and would also therefore form part of the approved plans.

Condition 3 would need to be attached which stated that the proposed window in the west elevation of the extension at first floor level shall be glazed with obscure glass to a level equivalent to Pilkington Level 3 or above (or the nearest equivalent standard) and fixed shut and shall be permanently retained as such.

Condition 4 which withdrew permitted development rights for any other openings in either flank elevation of the extension would need to be attached.

Conclusion

The proposal is the same as that approved under reference 20210687. It would preserve the character and appearance of the Conservation Area, protect the amenity of future occupants, subject to conditions, would protect the amenity of neighbouring properties and would be acceptable in relation to parking and highway safety. It is therefore compliant with local and national planning policy.

Recommendation:

Permission

See draft Decision

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	18 th November 2021	Dated:	18th November 2021