



# Delegated Report

## Planning Application

**Planning Application No:** 20220797

**Location:** The Red House, Tanyard Hill, Shorne DA12 3EN

**Description:** Erection of side and rear single storey extensions, alteration to the roof to the existing conservatory, conversion of the existing garage to a games room.

**Applicant:** Mr & Mrs R South

### Submitted Documents/Plans

Application form  
Covering letter  
Design, Access and Planning Statement  
Drawing no. 22/362/02 (proposed plans and elevations)  
Drawing no. 22/362/01 (existing plans and elevations)  
Drawing no. 22/362/03 (site and block plans)

### Relevant Planning History

|          |                                                                                                                                                                                                                                                                                                                                                                         |     |            |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------|
| 20200109 | Single storey rear extension replacing conservatory, single storey side shed extension replacing existing detached shed, replacement of front elevation garage door with window to facilitate the conversion of garage to games room/office and replacement of rear elevation French casement doors and sidelights with window.                                         | PER | 30.03.2020 |
| 20080554 | Construction of two dormer windows in front roof slope.                                                                                                                                                                                                                                                                                                                 | PER | 07.08.2008 |
| 20060774 | Erection of part two storey and part single storey front extension and two storey side extension to form garage, utility room, enlarged kitchen, enlarged lounge and porch at ground floor level with bedroom, ensuite shower room/wc and enlarged bedroom at first floor level in substitution to that previously permitted under planning permission reference number | PER | 24.10.2006 |

GR/2005/775; including the insertion of two windows in the rear elevation to provide light to the loft space. (No additional living or habitable accommodation is being created)

|          |                                                                                                                                                                                                                                                              |     |            |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------|
| 20050775 | Erection of two storey side and front extensions to form garage, utility room, enlarged lounge and porch at ground floor level with bedroom, ensuite shower room/wc and enlarged bedroom.                                                                    | PER | 19.12.2005 |
| 20050339 | Erection of two storey extension to front and both side elevations to form enlarged lounge, enlarged dining room, enlarged garage and utility room at ground floor level with enlarged bedroom, dressing room, study and games/bedroom at first floor level. | REF | 13.06.2005 |

## 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 4 – Decision-making
- Section 12 – Achieving well-designed places
- Section 15 – Conserving and enhancing the natural 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); and
- Gravesham Landscape Character Assessment (2009)

## **Consultations, Publicity and Representations**

### Consultees

#### Shorne Parish Council

The Parish Council has no objection in principle to this proposal, subject to there not being any valid objections from neighbours, but see comments below:

- We note previous application Ref 20200109 which was permitted, this present application represents an improvement in design, more in keeping with the rest of the house.
- We also note that there has apparently been pre-application discussion, in which the Parish Council was not involved so we are unaware of the content.
- The present proposals create a much larger extension than as previously permitted. Due to the wedge shape of the plot (narrowing greatly from front to back), the amount of remaining garden area/amenity space is becoming small for the size of the house and the character of the surrounding area.
- The house has already been considerably extended, including with the creation of a habitable loft floor.

We request that if permitted, a Condition should be attached preventing any further development on the site without full planning permission.

### Neighbouring properties

The application has been advertised by individual letters to six neighbouring properties. No letters of representation have been received.

## **Officer's Analysis**

### Proposal

This application seeks planning permission for the erection of side and rear single storey extensions, alteration to the roof to the existing conservatory, conversion of the existing garage to a games room.

The side extension will project approx. 4m to the side and will extend approx. 7.2m in depth joining the rear extension which will project approx. 4m to the rear. It will have a mostly pitched roof and will be approx. 3.7m high. Internally it will provide for a storage area and lounge/diner. The garage will be converted to a games room and this will involve the replacement of the garage door with a window to match the existing front window.

The previously proposed plans approved under reference 20200109 showed a side extension and a rear extension to replace the conservatory. The difference is now the two are joined up as a wrap-around extension.

### Design, Character and Appearance

The application site is located within the village boundary of Shorne. The property is located on the corner

of Tanyard Hill and Swiller's Lane. The properties are mainly detached and mixed in design and type. There have been many alterations to properties over the years.

The proposed development is for the construction of a single storey rear extension replacing conservatory and a single storey side extension replacing existing detached shed and replacement of front elevation garage door with window.

The proposed rear extension will project the same depth as the conservatory which it is to replace. The traditional conservatory roof will be replaced with a pitched roof slightly (approx. 0.35m) higher than the conservatory roof.

The single storey side extension will replace the existing shed. This will be approx. 4m wide at the front tapering to 2.4m to the rear due to the rectangular shape of the plot. It will be single storey and have a faux pitch.

The replacement of the garage door to a window will facilitate the conversion of the garage to a games room/office. Due to a restriction on the change of use of the garage from the 2006 application, this requires permission in its own right.

The rear element of the extension is single storey and not visible from the street scene. The side extension, although wide, will appear subservient to the main dwelling and no objection is raised to this. The design is simple and the pitched roof will complement the property. Whilst there is an element of flat roof, this is a small area and will not be readily visible.

The conversion of the garage will result in the replacement of the existing garage door with a window that matches the existing front window. This will complement the dwelling and the street scene.

The proposed development accords with the objectives of Policy CS19 of the Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

#### Amenity of Future Occupiers

The proposals will result in the loss of outside amenity space. The adopted residential standards require 100sqm for a four bedroom dwelling and 10m in depth. The remaining garden will measure approx. 166sqm and will be a minimum of 11m in depth and therefore no concerns are raised. The proposal does not result in any additional bedrooms.

#### Neighbouring Amenity

The side element of the extension will be approx. 1.2m away from the shared boundary with the neighbour to the northeast. As the proposed extension is single storey and there is boundary treatment of at least 1.8m high fencing no concerns are raised with regards to loss of privacy, outlook, sunlight or daylight. It is noted that rooflights are proposed however these are high level and offer light to the rooms below but no outlook and therefore no loss of privacy.

As the proposed extension will project no further than the existing conservatory no concerns are raised with regards to loss of amenity to the neighbour to the southwest. Likewise, as the proposal is single storey no concerns are raised with regards to loss of amenity to neighbours to the southeast.

No representations have been received.

The proposals therefore accord with Policy CS19 of the Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021.

#### Highways

Whilst the proposed garage conversion will result in the loss of the garage there is ample off road parking to the front of the dwelling as well as unrestricted on street parking.

#### Any Other Material Planning Considerations

*Impact on the landscape* – The application site is located within the Shorne Woodland Landscape Character Area. This area is characterised by an undulating topography, chestnut coppice woodland, a strong sense of enclosure, varied building styles and age, chequered brickwork and ornamental brickwork, and a few highways with busier roads along character area boundaries.

Policy CS12 of the 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.

It is considered that the proposed extensions, due to the property's location within the rural settlement, will not detrimentally impact on the landscape.

#### **Conclusion**

The proposed extension will have no detrimental impact on the character and appearance of the street scene, landscape, amenity, parking or highway safety and therefore accords with the above-mentioned policies and is recommended for approval.

#### **Recommendation:**

Permit

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

|                      |                                                                                     |                     |                                                                                       |
|----------------------|-------------------------------------------------------------------------------------|---------------------|---------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Mrs Alison Webster                                                                  | <b>Team Leader:</b> | Miss Faye Hobbs                                                                       |
| <b>Signed:</b>       |  | <b>Signed:</b>      |  |
| <b>Dated:</b>        | <b>5 September 2022</b>                                                             | <b>Dated:</b>       | 05 September 2022                                                                     |