



Delegated Report

Householder Planning Application

Planning Application No: 20240433

Location: 53 Timber Bank Vigo Gravesend Kent

Description: Demolish the existing flat roof to existing single storey front extension and replace with a tiled pitched roof with internal works.

Applicant: Mr Joe Stevens

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 14/05/2024;

OS Plan;

Block Plan – Existing;

Block Plan – Proposed;

Drawing Number 1610 01 (Floor Plans and Elevations – Existing);

Drawing Number 1610 02 (Side Elevations and Sections – Existing);

Drawing Number 1610 03 (Floor Plans and Elevations – Proposed); and

Drawing Number 1610 04 (Side Elevations and Sections – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
19840797	Erection of single storey front extension to form enlarged kitchen	Permitted	07.12.1984

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 (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places

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);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009).
- Kent Downs National Landscape Management Plan (2021-2026)

As the site lies within the Kent Downs National Landscape (KDNL), the adopted Kent Downs National Landscape Management Plan is also relevant, particularly;

- *The local character, qualities, distinctiveness and natural resources of the Kent Downs AONB will be conserved and enhanced in the design, scale, siting, landscaping and materials of new development, redevelopment and infrastructure and will be pursued through the application of appropriate design guidance and position statements.*
- *New projects, proposals and programmes shall conserve and enhance tranquillity and where possible dark night skies.*
- *Ensure proposals, projects and programmes do not negatively impact on the distinctive landform, landscape character, special characteristics and qualities, the setting and views to and from the Kent Downs AONB.*

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comment received

Parish Councillors – No Comment Received

Neighbouring properties

Three surrounding properties were consulted and no responses were received. The consultation period ended on 19th June 2024.

Officer's Analysis

Design, Character and Appearance

53 Timber Bank is a two storey terraced dwellinghouse located on the Northern side of the highway. The property is block paved to the frontage for off road vehicular parking



The application site is situated in an area which consists of a mix of two storey detached, semi detached and terraced houses and is located within the village of Vigo, inset from the Green Belt.

The application proposes the demolition of the existing flat roof to the existing single storey front extension and replace with a tiled pitched roof with internal works.

The proposed roof would have a maximum height of 2.95m and an eaves height of 2.34m. It will be constructed with Redland Regent Terracotta tiles and expand the full width of the front extension. The proposal would require the original privacy panel to the first floor window to be reduced. The existing footprint and elevations of the front extension will remain.

Internally the proposal will create space for an open plan kitchen, dining and living area.

Whilst it is noted that flat roofs are an original feature of the existing street scene, there are also several examples of pitched roof porches and front extensions within the immediate area, including that of neighbouring property known as 55 Timber Bank. Furthermore, several of the privacy panels to the first floor windows of neighbouring properties have undergone previous alterations and as such there is no uniform style within the terrace:



Therefore, the development is not considered to have a detrimental effect on the host dwelling or the wider street scene.

The development hereby proposed will be constructed using appropriate materials and will have no impact on the street scene. As such, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

The proposal is not deemed to have a detrimental effect for future occupiers and as such is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Neighbouring Amenity

The proposal would not affect neighbouring amenity in terms of loss of light, privacy, outlook or cause a sense of enclosure and therefore is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Any Other Material Planning Considerations

Landscape Character Area

In addition to being inset from the Green Belt, the application site is located within the Vigo Scarptop Woodlands Character Area, as set out in the Council's Landscape Character Assessment document.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

Vigo Scarptop Woodlands Landscape Character Area - The area is characterised by a relatively level topography, large areas of uninterrupted dense native coppice woodland and a complex network of uniform housing located within woodland to the North West. The views are limited due to dense housing and woodland. It is unlikely that the proposal would have a detrimental effect on the landscape character area.

Impact on Kent Downs National Landscape

The site lies within the Kent Downs National Landscape. The NPPF confirms that the National Landscape equivalent to National Parks in terms of their landscape quality, scenic beauty and their planning status (paragraph 176.)

The proposal would be within the residential curtilage of the dwelling. By virtue of the proposal being for a replacement roof to the existing porch, it is considered that the proposal would not harm the natural beauty of the Kent Downs National Landscape.

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The proposal is not excessive in size or bulk, will be constructed using appropriate materials and will have not have a detrimental impact on the street scene. The development will safeguard the amenity of future occupiers and will have not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	2nd July 2024	Dated:	8th July 2024