

Delegated Report

Householder Planning Application

Planning Application No: 20240027

Location: 17 Churchside Vigo Gravesend Kent

Description: Erection of a two storey front extension.

Applicant: M Anthony Wickens

Site Visit Date: 18/01/2024

Submitted Documents/Plans

- Application form
- Drawing No: 17-CHURCHSIDE-01 (Existing Floor Plans and Elevations)
- Drawing No: 17-CHURCHSIDE-02 (Proposed Floor Plans and Elevations)

Relevant Planning History

20140737 Erection of single storey rear extension to form dining room and conversion of the rear part of existing garage into a utility room.

Permitted 02 October 2012

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

Paragraph 33 of the NPPF (2023) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed and Beautiful Places

- Section 15 – Conserving and Enhancing the natural environment

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- 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

Vigo Parish Council

No Comments received.

Local Ward Councillors.

No comments received.

Kent Downs National Landscape Unit

No comments received.

Neighbouring properties

The application was advertised by way of site notice and letters to 5 surrounding properties. The consultation period expired on 16.02.2024 and one supporting comment was received.

Analysis

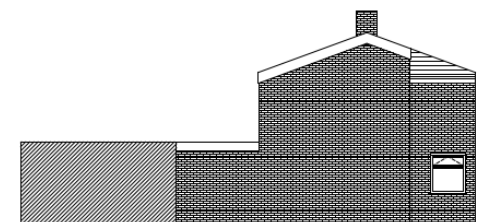
Proposal

The proposal seeks to erect a two storey front extension and also seeks to insert a roof light in the front elevation. The extension will be used as a porch at ground floor level and an ensuite shower room to serve a bedroom at first floor. The roof light will serve a stair case.

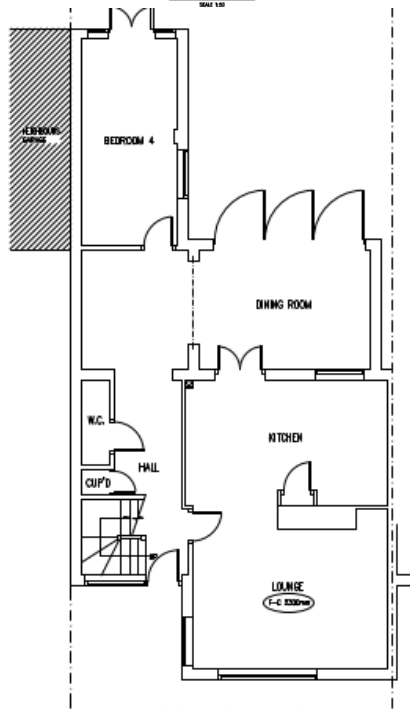
Existing



EXISTING FRONT ELEVATION
SCALE 1:50

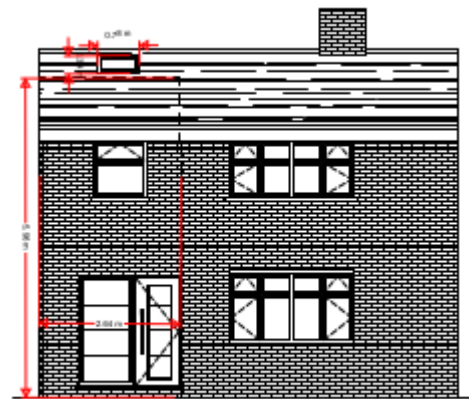


EXISTING SIDE ELEVATION
SCALE 1:50

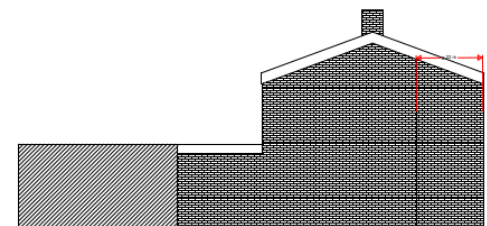


EXISTING GROUND FLOOR PLAN
SCALE 1:50

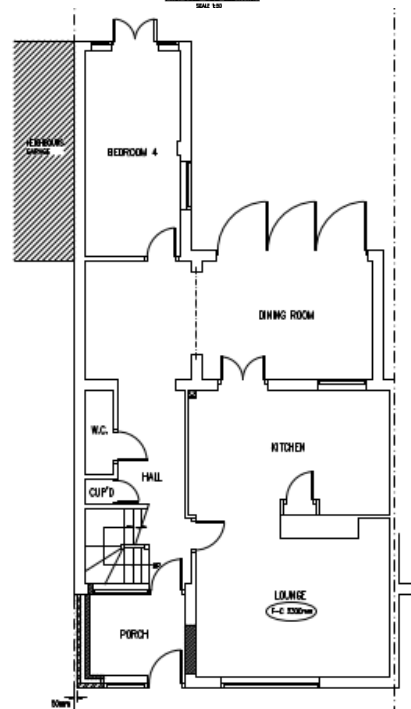
Proposed



PROPOSED FRONT ELEVATION
SCALE 1:50



PROPOSED SIDE ELEVATION
SCALE 1:50



PROPOSED GROUND FLOOR PLAN
SCALE 1:50



Character and Appearance

The application site is a two storey semi detached dwelling situated within the rural settlement of Vigo as defined on the adopted Local Plan Core Strategy Policies Map, the area is located within the KDLN and within a Rural Settlement Inset from the Greenbelt.



The proposed alteration is a modest infill extension in the front elevation over two storeys, it will maintain the existing roof form and utilise materials to match the existing dwelling.

Such an alteration is not out of character in the area, there have been similar and larger extensions carried out at neighbouring properties. Below is an image of No.20 Churchside where a similar extension to what is being proposed has been constructed.



A much larger two storey extension has been constructed at No 16 as can be seen below.



It is considered that the proposed extension is adequately designed and is not an out of character addition, due to the similar examples which have unfortunately already been constructed. As such, the original character of the terrace has already been compromised. The scale of the extension is not excessive, and it is designed appropriately with materials to match the host dwelling. The proposal is therefore considered to be compliant with the requirements of the CS19 Local Plan Core Strategy 2014 and SPD4 – Householder Alterations and Extensions Guidance (2021).

Amenity of Future Occupiers

The proposal will serve an Ensuite and a porch and so there are no minimum space standards which apply to these areas. Furthermore the extension will not encroach upon any private amenity space and is a simple two storey front infill extension. The proposal therefore safeguards the amenity of future occupants in accordance with CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines (2020).

Neighbouring Amenity

Due to the siting and scale of the proposal it will not impinge on neighbouring amenities. It is noted however that the window in the front elevation will serve an ensuite bedroom and so this window will be conditioned so that it is obscure glazed, and top hung.

The proposal is considered to adequately safeguard neighbouring amenity in accordance with CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines (2020).

Parking and Highways

The proposal will not impact existing parking arrangements and so a further assessment is not required in relation to this.

Any Other Material Planning Considerations

Impact on the landscape - 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.

As the site lies within the built up part of the village, the proposal will not have any adverse impact on the

natural beauty of the KDNL or the Vigo Scarptop Woodlands Landscape Character Area.

Conclusion & Recommendation

The proposal has been fully considered and is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	27.02.2024	Dated:	02 April 2024