



Delegated Report

Householder Planning Application

Planning Application No: 20240151

Location: 31 The Street Shorne Gravesend Kent

Description: Demolition of the existing rear single storey kitchen extension, construction of a 6 metre deep flat roofed rear extension with a roof lights.

Applicant: Mr & Mrs J Connor

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Covering Letter;
Planning, Design and Access Statement;
Drawing No. 23/401/01 Rev A – Existing Plans and Elevations; and
Drawing No. 23/401/02 Rev G – Proposed Plans and Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20191026	Minor alteration to the position of an existing access point to the drive to move this opening over to the west.	Permission	19.11.2019

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 (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.

Other material considerations

Section 72(1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places
- Section 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);
- Householder Extensions/Alterations Design Guide (2021);
- Gravesham Landscape Character Assessment (2009);
- Shorne Rural Conservation Area Appraisal Supplementary Planning Document (2017); and
- Management Plan Rural Conservation Area Appraisals Supplementary Planning Document (2016).

Consultations, Publicity and Representations

Consultees

Shorne Parish Council

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

The site is immediately adjacent to the boundary of the Shorne Village Conservation area, which includes part of the original Manor boundary wall.

The proposal more than doubles the floor area of the existing house. It is noted that there were pre-application discussions with GBC however the Parish Council has not been consulted.

The roadway in front of the property has a double-yellow line parking/waiting restriction which will need to be respected during construction.

We note that the frontage of the property is used for parking but a dropped kerb has not been installed and gravel from the frontage material is being carried onto the footway and roadway. A floodlight at the front is being triggered by passing vehicles and needs adjusting. These deficiencies should be rectified through Conditions attached to any permission, and prior to construction activities commencing.

Neighbouring properties

A site notice was displayed on 14th March 2024 and individual letters sent to 4 surrounding properties, with an overall consultation expiry date of 5th April 2024 – no responses received.

Officer's Analysis

Design, Character and Appearance

The application property is a two storey detached dwelling located just outside of the Shorne Rural Conservation Area.

The property benefits from two single storey rear extensions which are being demolished as part of this proposal.

The proposed single storey rear extension would have a projection of 6m, span the full width of the property and a height of 2.7m with a flat roof with one roof light. The proposal would create a new kitchen, toilet, utility and living room which would facilitate one additional bedroom on the ground floor.

The proposed extension would not be highly visible from public vantage points. Whilst the projection of 6m is greater than the main footprint of the house, the extension is only single storey and the property has an extensive garden. It therefore not considered to be excessive in this instance.

Materials

Whilst the main property is pebble dash, it is not a material we would like to be incorporated into the development, and therefore the proposed materials of smooth white render is acceptable.

Overall it is considered that the proposal has been designed to reflect the existing property and relates well to the existing streetscene and would not have a detrimental impact on the adjacent Shorne Rural Conservation Area. As such, the development would comply with the requirements of CS19 and CS20 Local Plan Core Strategy 2014, saved Policy TC3 Local Plan First Review 1994 and SPD4 – Gravesham Householder Alteration and Extensions Guidance (2021).

Amenity of Future Occupiers

The application looks to extend the existing living space and increase the number of bedrooms at the property from two to three. The proposed bedroom would have an area of 11.6m² which would accord with the Gravesham's Residential Guidelines. In addition, the Guidelines state that property with three bedrooms should have a minimum rear garden area of 60 sq. m and a minimum depth of 10m. Post development the site will have a minimum rear depth of approx. 15.47m and an area of approx. 197.77m², in accordance with the suggested guidelines.

As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Neighbouring Amenity

The application does not introduce any flank windows and as such would have no detrimental impact on the adjacent neighbours. As such there are no concerns raised with a loss of neighbouring privacy.

Furthermore, due to the modest height of the proposal and existing developments to the application property and neighbouring properties, the application is not considered to have any detrimental effects on neighbouring properties in terms of loss of light or sense of enclosure.

Overall, the development is not considered to have any detrimental impact on the amenity of neighbouring properties and is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Highways

The development would result in one additional bedroom. The existing front parking area provides ample room for 3-4 cars and as such would accord with the SPG 4 - KCC Parking Standards 2006 for a three bedroom dwelling.

The proposal would therefore accord with Policy CS11 Local Plan Core Strategy 2014.

Any Other Material Planning Considerations

Landscape Character Assessment

The site is located within the Shorne Woodland Landscape Character Area. This area is characterised by undulating topography, chestnut coppice woodland and strong sense of enclosure with traditional village green. The site is located within the Shorne Village residential area.

Policy CS12 (LPCS) 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.

The erection of a single storey rear extension is not considered to impact on the Shorne Woodland Landscape Character Area as it is within a relatively well-developed part of the 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 no impact on the street scene. The development will safeguard the amenity of future occupiers and will have no 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:	Ms Amanda Cue	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	25th April 2024	Dated:	26 April 2024