



Delegated Report

Householder Planning Application

Planning Application No: 20211134

Location: 128 Timber Bank Vigo Gravesend Kent

Description: Application for a minor material amendment to planning permission reference no 20201160 for Removal of existing front Canopy and erection of single storey flat roofed porch as well as re cladding of first floor front facade to allow substitution of approved plans and omit re cladding.

Applicant: Mr Robert Wright

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form Received 20/09/2021;
- Site Location Map Received 14/09/2021;
- Drawing No.01 (Existing/Proposed Plans & Elevations) Received 14/09/2021.

Relevant Planning History

Reference	Description	Outcome	Decision Date
20201160	Removal of existing front Canopy and erection of single storey flat roofed porch as well as recladding of first floor front facade.	Permitted	28.01.2021

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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- Technical Housing Standards: Nationally Described Space Standards (2015).
- Gravesham Landscape Character Assessment (May 2009)

As the site lies within the Kent Downs Area of Outstanding Natural Beauty (AONB), the adopted Kent Downs AONB Management Plan is also relevant.

Consultations, Publicity and Representations

Kent Downs AONB Management Unit

No comments received

KCC Heritage

No Objections

Vigo Parish Council

No Objections

Health And Safety Executive - Planning Advice

No comments to make

National Grid

No comments received

Neighbouring properties

The application was advertised by way of letter to 7 surrounding properties. The consultation period expired on 13th October 2021 and no comments were received.

Analysis

Proposal

The proposal seeks permission for a minor material amendment to planning permission reference no 20201160 for the removal of the existing front Canopy and erection of single storey flat roofed porch as well as re cladding of first floor front facade to allow substitution of approved plans and omit re cladding.

The revised plans show a reduction in the porch projection from 4m to approx. 2.9m. The width of the porch will be increased by some 40cm and will include down lighters in the soffits. The proposal seeks to omit the re cladding on the front façade at first floor level in the front elevation and retain the hanging tiles and construct the porch using facing brickwork.

Character and Appearance

The application site comprises a two storey detached property with an attached single storey garage to the side located in a rural settlement inset from the Green Belt and inside Kent Downs AONB. The street scene comprises of properties of similar design and some neighbouring properties have had some alterations done to the front. The existing dwelling has to the front a canopy and is well set back from the front of the road.

Permission is sought for a minor material amendment to planning permission 20201160 which would see the porch reduced in size and constructed using facing brickwork. The revised plans also seek to retain the existing hanging tiles which were set to be replaced with cedar weatherboarding under the previous permission.

The revised plans will result in a scaled down development which is not out of character or harmful to the area. The revisions are appropriate and in accordance with the Parish Council's comments under the original submission. The revised plans have been submitted as they were not permitted under the Vigo covenant approval.

The revised proposal is a scaled down subservient addition to the property and is considered to be in keeping with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Amenity of Future Occupiers

The proposal is deemed compliant with CS19 of the LPCS 2014 and safeguards the amenity of future occupiers.

Neighbouring Amenity

It is considered there would be no material loss of light or overlooking of neighbouring properties as a result of the proposal, as such, it is considered that in respect of neighbouring amenity the proposal is considered to comply with SPG2 and Policy CS19 of the LPCS 2014.

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 AONB or the Vigo Scarptop Woodlands Landscape Character Area.

Conclusion & Recommendation

In conclusion, the proposed minor amendments to the front elevation are considered acceptable.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
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Signed:		Signed:	<i>R Hart</i>
Dated:	5th November 2021	Dated:	10th November 2021

Gravesham Borough Council