

Delegated Report

Householder Planning Application

Planning Application No:	20231320
Location:	Halfacre, Round Street, Cobham, Gravesend
Description:	Replacement of existing conservatory with a bespoke garden room.
Applicant:	Mr & Mrs Shotton
Site Visit Date:	17 January 2024

Submitted Documents/Plans

Application form
Location Plan
Drawing no. A3Q 14325-1 (P) (Block Plan – Proposed)
Drawing no. A2Q 14325-1 (P1) (Existing Plan and Elevations)
Drawing no. A2Q 14325-1 (P2) (Proposed Plan and Elevations)
Details of External Materials

Relevant Planning History

Reference	Description	Decision	Decision Date
20030146	Erection of single storey front extension to form four bedrooms with en-suite shower rooms/bathroom and a garage and a single storey extension on the east side elevation to form a conservatory.	Permitted	28.04.2003

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development and Design Principles

Gravesham Local Plan: First Review (1994)

- C13 – Extensions to Dwellings in the Countryside
- T1 – Impact of Development on the Highway Network
- T5 – Access to the Identified Highway Network
- 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)

- 2 – Achieving sustainable development
- 9 – Promoting sustainable transport
- 12 – Achieving well-designed and beautiful places
- 13 – Protecting Green Belt land
- 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- SPG2 - Residential layout guidelines (2020)
- Householder Extensions/Alterations Design Guide (2021)
- SPG4 - KCC Parking Standards (2006)
- Technical Housing Standards – nationally described space standard (2015)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Cobham Parish Council

Cobham Parish Council has no objection to this application.

Neighbouring properties

The application has been advertised by individual neighbour letters to 4 properties, in the press (affecting a public right of way) and on site. The overall consultation period expired on 9 February 2024.

No letters of objection were received. One letter of support has been received (with no specific comments).

Local Ward Councillors were also consulted, and no responses were received.

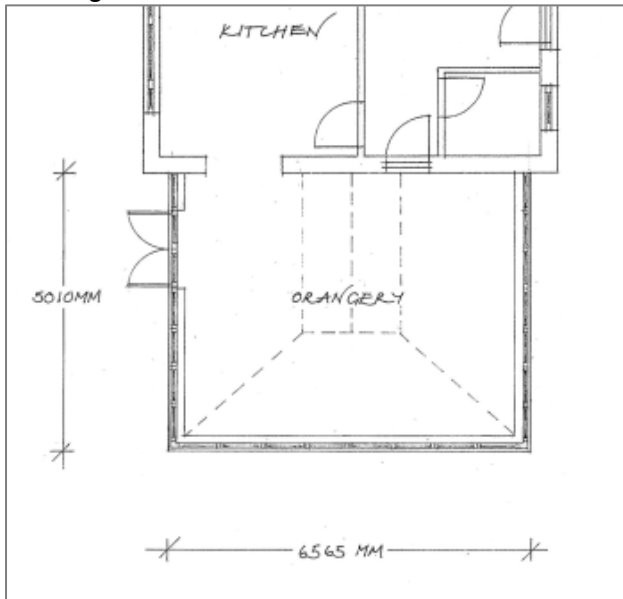
Officer's Analysis

Proposal

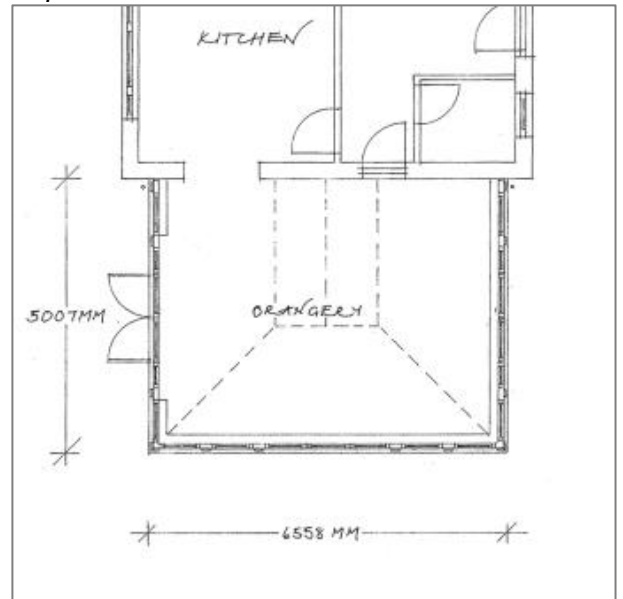
This application is for the replacement of an existing conservatory with a bespoke garden room.

The replacement 'orangery' will be almost exactly the same size as the existing one:

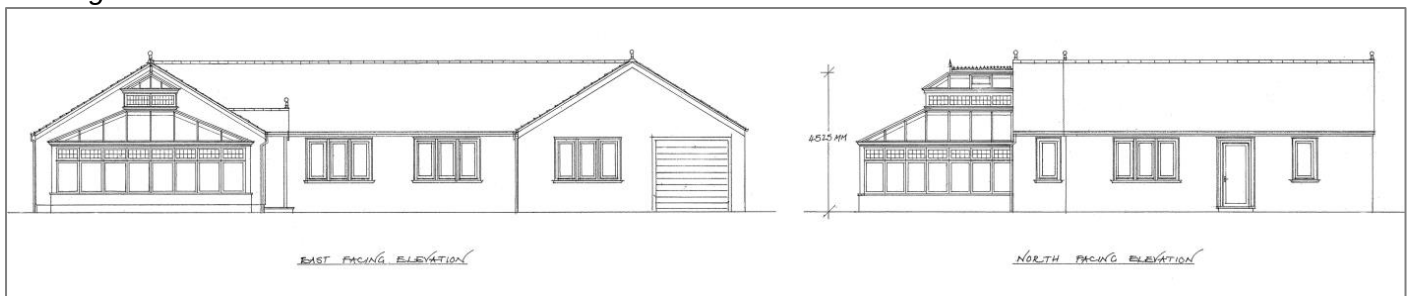
Existing Floor Plan:



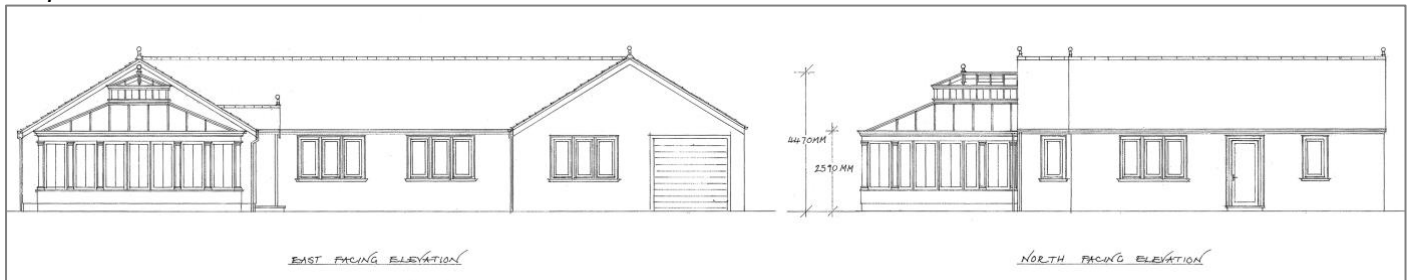
Proposed Floor Plan:



Existing Elevations:



Proposed Elevations:



The existing orangery is UPVC and double glazed. The proposed garden room will sit on low rendered walls to match the existing, the main frames doors and windows will be manufactured in a combination of painted Grade 1 Douglas Fir and Sapele Mahogany, and other timbers where appropriate, all on hardwood cills. The roof system will be timber, aluminium and lead. The glazing will be double glazed.

Principle Issues

The site comprises a large, detached single storey dwelling on a generous plot, surrounded by other similar properties.

Current Google Earth Image:



The site lies within the settlement boundary of Sole Street, which is surrounded by Green Belt and in the Meopham Downs Landscape Character Area. As the property lies within the Sole Street boundary, the main issues for consideration in the determination of this application are as follows:

- Design, character and appearance
- Residential amenity
- Parking and highways

Design, Character and Appearance

Section 12 of the NPPF 2023 relates to achieving well-designed places and sets out the Government's requirements in relation to design issues. Paragraph 131 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 135 of the NPPF 2023 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014

reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

With regard to the impact on the landscape, Policy CS12 of the Gravesham Core Strategy 2014 is relevant to this application, relating to green infrastructure. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment (GLCA) 2009 will be taken into account in determining applications. The site is located within the Meopham Downs Landscape Character Area. However, as the site comprises an existing residential property within the rural settlement boundary of Sole Street, the proposal will not have any adverse impact on the landscape character of the area.

The proposed replacement orangery will be an almost identical addition to the property, in the same location, single storey and subservient, on a detached house away from neighbouring buildings. It will not be visible from the public realm as the property is on a backland plot. The proposed largely timber structure will also be better quality than the existing UPVC orangery and will improve the appearance of the property.

Overall, the proposed extension is considered to be appropriate in terms of its size, scale and appearance, and would respect the character and appearance of the area. As such, the proposal would comply with the requirements of Policy CS19 of the Core Strategy 2014 and the guidance in the Council's Design Guide.

Residential Amenity

The NPPF 2023 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 135f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land, and avoid adverse environmental impacts.

Future Occupiers

The size of the orangery is acceptable with regards to the provision for future occupiers. The size of the garden will not be affected as the proposal is an almost identical replacement structure. There are therefore no conflicts with the requirements of paragraph 135 of the NPPF 2023 and Policy CS19 of the Core Strategy in respect of the living conditions for future occupants.

Neighbouring Properties

Due to the proposal involving a replacement structure similar to the existing, it would not cause harm to the amenities of neighbouring properties in terms of outlook and privacy, daylight and sunlight, and would not have any environmental impacts. As such, the proposal would comply with Policy CS19 of the Core Strategy 2014.

Parking and Highways

The proposal would have no impact on the existing parking provision and access and there would therefore be no adverse parking or highway issues from the proposal, which would comply with Saved Policies T1, T5 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014.

Conclusion and Recommendation

The proposed replacement conservatory is considered to be acceptable in terms of the design and impact on the application building and the character and appearance of the surrounding area, and with regards to residential amenity and highways and parking matters. The proposal would therefore comply with the requirements of Policies CS11 and CS19 of the Core Strategy 2014, saved Policies T1, T5 and P3 of the Local Plan 1994, and paragraphs 115, 131, and 135 of the NPPF 2023.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:	<i>K. Parkin</i>	Signed:	
Dated:	12 February 2024	Dated:	14 February 2024