

Delegated Report

Householder Planning Application

Planning Application No: 20230121
20230302

Location: 39 The Street Cobham Gravesend Kent

Description: 20230121 - ****REVISED DESCRIPTION & REVISED PLANS****
Application for Listed Building Consent for the removal of the existing garage and construction of an annex ancillary to the host dwelling.

20230302 - ****REVISED DESCRIPTION & REVISED PLANS****
Removal of the existing detached garage and construction of an annex ancillary to the host dwelling.

Applicant: Mrs Trudie Mochrie

Site Visit Date: 28 April 2023

Submitted Documents/Plans

- Covering Letter;
- Application form;
- Site Location Plan;
- Existing Block Plan;
- Proposed Block Plan;
- Heritage Statement;
- Design & Access Statement; and
- Drawing no. MAD-461-07 (Existing & Proposed Floor Plans and Elevations).

Superseded

~~Drawing no. MAD-461-05 – Existing & Proposed Floor Plans & Elevations; and
Proposed Block Plan.~~

Revised drawings were received as the original submitted plans and documents showed the annex to be self-contained accommodation. The accommodation proposed was a bedroom, shower room, kitchen area, lounge area and dining area therefore all the rooms needed for self-contained accommodation were provided and with the detached nature of the building also it was effectively a self-contained dwelling that was being proposed. The agent was advised this was not acceptable as the proposal did not constitute annex accommodation and that an annex is dependent on the dwelling for one of more of the rooms that one would expect to find in a main house. This is usually the kitchen whereby occupiers of the annex would prepare/cook their meals in the kitchen of the main house and eat in the main house with the other family members and so would not need a separate dining room either. The agent was advised that the annex should only have the bedroom, bathroom and living room area and to remove the kitchen and dining room from the plans. This has been done by the agent in the revised drawing received. As a result of this change the size of the proposed annex building was also reduced. Originally it was proposed to be 11.25m in width, 5.3m in depth and 3.3m in height to the top of the pitched roof. The amended proposal now shows this has been reduced in size and would now be 9.5m in width, 5.4m in depth and 3.3m in height to the top of the pitched roof. Whilst amending the plans the agent has stated that they have also taken the

opportunity to set the building in 600mm from the flank wall with the boundary wall to the north due to maintenance concerns from a neighbour (the set in was to be 200mm in the original submitted plans).

The agent has agreed to an amended description which removes the word self-contained and makes it clear that the annex would be ancillary to the host dwelling.

Relevant Planning History

Reference	Description	Decision	Decision Date
20140195	Minor Material Amendment attached to planning approval reference 20130947, to replace previously approved plans in relation to amendments to the south elevation, with improved use of log store and garden/cycle store, and provide direct access from the garden with replacement of single door to a double door.	Permitted	16.04.2014
20130947	Demolition of existing double garage/log store and erection of a detached triple car port with log/cycle store.	Permitted	17.12.2013
20110038	Demolition of existing garage and erection of a triple car port with log/cycle store.	Permitted	16.03.2011

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01: Sustainable Development
- CS02: Scale and Distribution of Development
- CS11: Transport
- CS12: Green Infrastructure
- CS18: Climate Change
- CS19: Development and Design Principles
- CS20: Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- TC2 – Listed Buildings
- TC3 – Development Affecting Conservation Areas
- TC7 – Other Archaeological Sites
- T1 – Impact of Development on Highway Network
- T4 - Impact of Development on Highway Network
- T5 – Access to the Identified Highway Network

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 4 – Decision making
- 8 – Promoting healthy and safe communities
- 9 – Promoting sustainable transport
- 12 – Achieving well-designed places
- 15 - Conserving and enhancing the natural environment
- 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;
- Technical Housing Standards – nationally described space standard (2015);

- Householder Extensions/Alterations Design Guide (2021);
- Gravesham Landscape Character Assessment (2009);
- Cobham Conservation Area Character Appraisal (2016)
- Rural Conservation Areas Management Plan (2012);
- Kent Downs AONB Management Plan (2021-2026)
- SPG4: Kent Vehicle Parking Standards (2006)

Consultations, Publicity and Representations

Consultees

GBC Highways Officer

I have no objections providing the annex is ancillary to the occupation of the main dwelling and cannot be used for commercial purposes, such as b&b or similar as that would generate its own car parking requirements. As an additional bedroom is created a secure cycle parking space should be provided to conform to the requirements of SPG4.

No response from:

- GBC Conservation Officer
- National Amenity Societies
- Cobham Parish Council

Neighbouring properties

20230121 – Site and press notices – overall consultation expiry date was 19.05.2023 – no responses received.

20230302 - 40 surrounding properties were consulted plus site and press notices – overall consultation expiry date was 19.05.2023 – no responses received.

Officer's Analysis

The application site consists of a two storey end of terrace dwelling with detached garage which is situated to the south-west of the dwelling.

The main dwelling no. 39 The Street is a grade II listed building and situated within the Cobham Conservation Area. The site is situated within the rural settlement of Cobham. There are a number of other nearby listed buildings - nos. 29-31, 33, 35, 37, 45-47, 49, 55, 57, 59, 61 & 63 The Street. The site is also located in an Area Of Outstanding Natural Beauty (AONB) and in the Ashenbank And Cobham Parkland Landscape Character Area.

The existing detached garage is single storey with a low pitched roof, the rear of the garage building is positioned against the boundary with 53a The Street and the north side elevation is against the boundary with the rear wall of nos. 41 & 43 The Street. The proposal is to demolish the existing detached garage and erect a new detached building for use as an annex ancillary to the host dwelling.

The existing garage is 8.85m in width, ranges in depth from 3.85m – 5.3m and 2.75m in height to top of the roof.

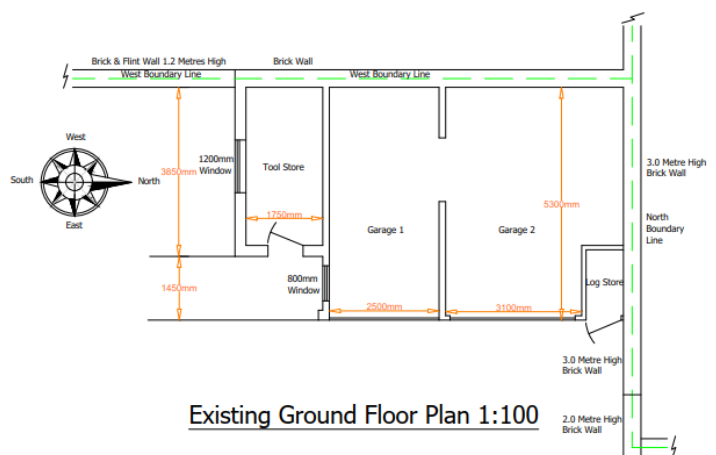
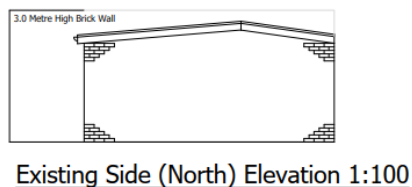
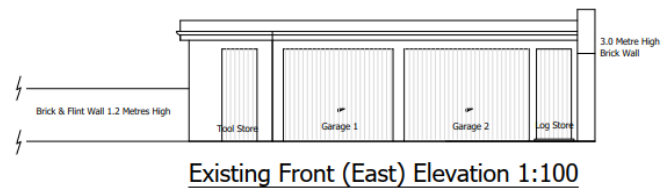
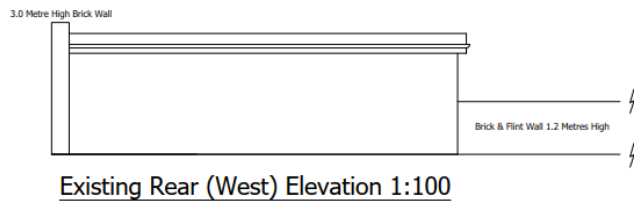
The proposed annex building would be built on the site of the existing garage and would be 9.5m in width, 5.4m in depth and 3.3m in height to the top of the pitched roof.

Internally there would be a bedroom, bathroom and lounge area. In the Design & Access Statement it is stated 'This proposal is to allow the elderly householder family members to have their own space whilst living close by with a very much improved family life, without a potential financial burden being placed on

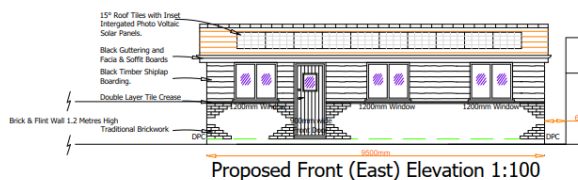
GBC Social Services' (sic – no such department exists).

The annex building would have the front door and three windows in the front (east) elevation - two serving the bedroom and one serving the lounge area and in the south flank elevation there would be one window and a set of double doors serving the lounge area. There would be no openings in the rear (west) elevation or the north flank elevation. The building would be set in 600mm from the boundary wall to the north and 200mm from the boundary wall to the west. There are also solar panels proposed in the front (east) and rear (west) roof slopes.

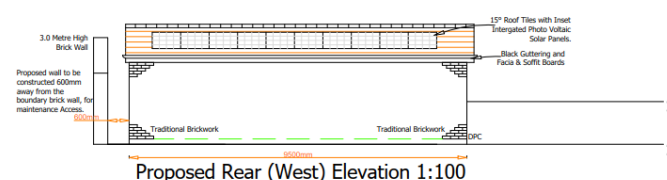
The existing garage is as follows:



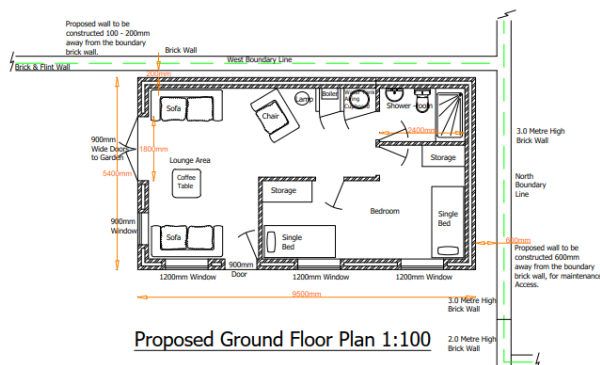
The proposed annex building is as follows:



Proposed Front (East) Elevation 1:100



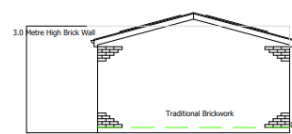
Proposed Rear (West) Elevation 1:100



Proposed Ground Floor Plan 1:100



Proposed Side (South) Elevation 1:100



Proposed Side (North) Elevation 1:100

The principle considerations in the assessment of this application are:

- Principle
- Design, Character and Appearance including Heritage
- Impact on AONB and Landscape Character
- Occupier Amenity
- Neighbouring Amenity
- Parking and Highway Safety
- Archaeology

Principle

Policy CS02 (LPCS) states that in the rural area, development will be supported within those rural settlements inset from the Green Belt and defined in the Policies Map. This is a proposal for demolition of an existing detached garage building and erection of a new annex building in the curtilage of an existing dwelling within the Rural Settlement Inset from the Green Belt of Cobham and as such the proposed development is acceptable in terms of principle. As discussed above, it is stated the annex would be used by elderly householder family members to have their own space whilst living close by with a very much improved family life and would contain a bedroom, bathroom and living room but would be reliant on the main house for the kitchen and dining room. A condition would be required restricting the annex as ancillary accommodation related to the existing main dwelling to ensure it does not become any self-contained unit of accommodation in the future. Also, a condition restricting the physical subdivision of the plot with fencing etc. would also be required.

The proposal must now be looked at in terms all of principle considerations to see whether it is acceptable with regards to them also.

Design, Character and Appearance including Heritage

The existing garage building has been considered to be of limited architectural and historic interest by previous GBC Conservation Officers in past planning applications. It has not ever been viewed as a curtilage listed building by the Local Planning Authority and indeed permission has been given for the demolition of the garage under application refs. 20110038 and 20130947 (unimplemented). There are therefore no objections to the removal of the garage and it is considered there would be no impact on the setting of the listed host dwelling no. 39 The Street or any of the other nearby listed buildings by doing so.

The proposed annex building would be built on the site of the existing garage. It would have a slightly larger footprint than the existing garage and would have a rectangular footprint rather than the L shape of the current garage building.

The existing garage is 8.85m in width, ranges in depth from 3.85m – 5.3m and 2.75m in height to top of the roof. The proposed annex building would be 9.5m in width, 5.4m in depth and 3.3m in height to the top of the pitched roof. It would therefore be 650mm greater in width, 100mm greater in depth and 550mm greater in height.

This is considered a modest increase and further the proposed annex building is smaller than the garage building that was permitted under application refs. 20110038 and 20130947 (unimplemented) which was permitted at 11.3m in width, 6m in depth and 3.7m in height. The replacement building is therefore considered acceptable in respect of size and location and is also considered well-designed with a pitched roof.

No comments have been received from the Conservation Officer on these applications, but it is noted from the pre-application enquiry for the proposal (ref. 20220024) that comments were provided as follows:

A previous application to enlarge the garage was granted under 20130947. The building was to be constructed of timber with natural slate, open eave rafters, and clad in feather edged weatherboards and stained black.

A proposal could be supported providing the proposal adopts the same external appearance as the previous approval and incorporates flush casement windows and doors, also stained black and cast aluminium painted rainwater goods. The extensive use of PV panels should be avoided to reduce the adverse impact on the setting of adjacent buildings.

For materials the proposed plans state that there would be traditional brickwork for the lower half of the building with a double layer tile crease detailing above and then black timber shiplap boarding above that. It is said there will be roof tiles for the roof and there will be black guttering, fascia and soffit boards. Some of the proposed materials are in line with the previous approval as referenced by the Conservation Officer however, some are not (such as the proposed tiles and plastic windows proposed). Should permission be forthcoming a condition would therefore need to be attached for materials to ensure all external facing materials are acceptable and of good quality and sympathetic to the setting of the grade II listed building no. 39 and the surrounding nearby listed buildings and also a condition to request details of the windows including joinery details.

Overall therefore, subject to conditions the proposed annex building is considered acceptable in respect of its siting, size and design and would therefore be acceptable in respect of design, character and appearance and would protect the setting of the grade II listed no. 39 The Street, the setting of the other nearby listed buildings and would preserve the character and appearance of the Cobham Conservation Area. As such in respect of design, character and appearance including heritage the proposal is considered compliant with Policies CS19 and CS20 (LPCS), saved Policies TC2 and TC3 (LPFR) and sections 12 & 16 of the NPPF (2021).

Impact on AONB and Landscape Character

The site is situated in the Kent Downs AONB and the Ashenbank and Cobham Parkland Landscape Character Area.

Paragraph 176 of the NPPF (2021) states that great weight should be given to conserving and enhancing landscape and scenic beauty in AONB's which amongst others have the highest status of protection in relation to landscape and scenic beauty. The conservation and enhancement of wildlife and cultural heritage are also important considerations. The scale and extent of development in these areas should be limited.

Policy CS12 (LPCS) states that the overall landscape character and valued landscapes will be conserved, restored and enhanced. The greatest weight will be given to the conservation and enhancement of the landscape and natural beauty of the Kent Downs Area of Outstanding Natural Beauty and its setting.

The AONB Management Plan has a number of relevant policies including:

- SD2 – the local character, qualities and distinctiveness of the AONB will be conserved and enhanced in the design, scale, setting and materials of new development
- SD3 – Ensure that development and changes to land use and land management cumulatively conserve and enhance the character and qualities of the Kent Downs AONB rather than detracting from it.
- SD9 – the particular historic and locally distinctive character of rural settlements and buildings of the AONB will be maintained and strengthened; new developments will be expected to apply appropriate design guidance and to be complimentary to local character in form, setting, scale, contribution to settlement pattern and choice of materials
- BD5 – Protection, conservation and extension of Kent Downs priority and distinctive habitats and species will be supported and the local plan process and planning decisions

The site is situated in the West Kent Downs Character Area, Cobham Sub-area in the Landscape Assessment in the Kent Downs AONB. Recommendations include protecting historic features of the landscape, (Listed Buildings and Conservation Areas) but also the historic hedgerows, farms and lanes which have formed the fabric of the landscape for centuries and ensure that any new development around historic villages respects the scale, layout, massing and materials of existing buildings, and also their relationship with the landform. Landscape proposals should reflect local character using appropriate form, structure and species.

The Gravesham Landscape Character Assessment states the key characteristics of the Landscape Character Area are slightly undulating topography with a strong presence of manmade landform, large parkland trees, two large areas of dense ancient woodland, a traditional village centre, typical of North Kent landscape and native hedgerows and three bar wrought iron and timber fencing.

The proposal would result in the replacement of an existing detached outbuilding with a new detached building which would be only slightly larger than the existing building. The proposal would not result in an increased prominence of the existing site which is situated in a built up area of the rural settlement of Cobham. It is therefore considered the proposal would preserve the natural beauty of the AONB and would protect the local landscape character. As such in respect of the AONB and landscape character, the proposal is compliant with Policies CS12 and CS19 (LPCS) and in line with paragraph 176 of the NPPF (2021).

Occupier Amenity

As this is an application for an annex and not a self-contained unit of accommodation the accommodation standards as set out in the Technical Housing Standards (THS, 2015) are not relevant applicable as they deal with self-contained units of accommodation. However, the minimum bedroom sizes can be used. The THS state that a double bedroom should be a minimum of 11.5 sq. m. SPG2 (2020) states that the minimum standard for a double bedroom is 11.2 sq. m. The proposed bedroom would be 12.5 sq. m and so would exceed these minimum standards. SPG2 (2020) states that the minimum standard for a living room is 13.2 sq. m and for a bathroom and wc. it is 3.6 sq. m. The proposed lounge area would be 21 sq. m and the shower room with wc would be 3.6 sq. m. Both of these rooms would therefore also exceed the minimum standards as set out in SPG2 (2020).

The proposal would result in one additional bedroom to the property of no. 39 The Street making 4 plus bedrooms. SPG2 (2020) states that a property with four or more bedrooms should have a minimum of 100 sq. m and garden area and a minimum depth from the rear wall of the house of 10m. The garden at no. 39 is far in exceedance of both of these at 1,445.58 sq in area. m and 83.5m rear garden depth.

Overall therefore in respect of occupier amenity the proposal is considered compliant with Policy CS19 (LPCS).

Neighbouring Amenity

The existing garage is 8.85m in width, ranges in depth from 3.85m – 5.3m and 2.75m in height to top of the roof. The proposed annex building would be built on the site of the existing garage and would be 9.5m in width, 5.4m in depth and 3.3m in height to the top of the pitched roof. It would therefore be slightly larger in size than the existing garage - 650mm greater in width, 100mm greater in depth and 550mm greater in height.

The slight increases in width, depth and height are considered to be modest and the increases over the existing garage building would not result in the new proposed building coming any closer to any of the surrounding dwellings. Indeed the proposed building would be set in 200mm from the boundary to the west with no. 53a The Street and 600mm from the boundary with nos. 41 & 43 to the north whereas the existing building is built up against those boundaries. It is considered that the slight increase in the size of the proposed annex building over the existing garage building is a modest amount and would not result in any greater impact on the amenity on the nearest neighbouring properties nos. 41 & 43 The Street to the north nor no. 53a to the west with regards to overshadowing or loss of outlook. There is a lean-to at the rear of no. 41 which projects above the boundary wall by some way and this would conceal the majority of the increase in height of the proposed annex building. There are no windows proposed in the north flank or rear (west) elevations of the building, all windows would be in the front (east) and south flank elevations which would look out onto the main house itself and its garden respectively. There would therefore be no overlooking to nos. 41 & 43 The Street to the north nor no. 53a The Street to the west.

It is also prudent to note that the proposed annex building would be smaller than the garage building that was permitted under application refs. 20110038 and 20130947 (unimplemented) which was permitted at 11.3m in width, 6m in depth and 3.7m in height.

No neighbour representations have been received.

Overall, in respect of neighbouring amenity the proposal is considered compliant with Policy CS19 (LPCS).

Parking and Highway Safety

The existing garage provides two parking spaces and a tool store, these two spaces would be lost. The proposed annex would also add another bedroom to the site. However, there is sufficient off-street parking provision on site for at least three spaces and with turning space on site to ensure vehicles exit onto The Street in forward gear. There are no objections from the Highways Officer.

As stated above a condition would be required to ensure the annex building is ancillary to the host dwelling.

In respect of parking and highway safety the proposal is therefore considered compliant with Policy CS11 (LPCS) and saved Policy P3 (LPFR).

Archaeology

The site is located in an area of Archaeological Potential but given the construction of the existing garage building it is considered that it is unlikely that the proposed development would have a significant below-ground archaeological impact and it is therefore considered there is any need for any archaeological works in this case. As such in respect of archaeology the proposal is considered compliant with saved Policy TC7 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal in its amended form and subject to planning conditions would be acceptable in respect of design character and appearance including heritage as it would protect the setting of the grade II listed host dwelling no. 39 The Street, the setting of the other nearby listed buildings at nos. 29-31, 33, 35, 37, 45-47, 49, 55, 57, 59, 61 & 63 The Street and would preserve the character and appearance of the Cobham Conservation Area. It would also, subject to conditions, have no impact on the AONB or landscape character, occupier and neighbouring amenity, parking or highway or archaeology. The proposal is therefore considered to be compliant with Policies CS01, CS02, CS11, CS12, CS19 and CS20 (LPCS), saved Policies P3, TC2, TC3 and TC7 (LPFR).

Recommendation:

20230121 – Permission (Listed Building Consent)

20230302 – Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	24th May 2023	Dated:	25 May 2023