



Delegated Report

Householder Planning Application

Planning Application No: 20220747

Location: 201 Highview Vigo Gravesend Kent

Description: Erection of a first floor side extension.

Applicant: Mr James Wenlock-Simpson

Site Visit Date: N/A- Resubmission- previous site visit conducted 08.06.22

Preliminary Matters

There were discussions with the applicant and agent regarding the proposed materials for the first floor side extension as the existing single storey side extension brickwork does not match the host dwelling. Setting the extension back from the rear elevation and down from the rear roof slope was also discussed due to the prominent corner location of the site. On 21/07/22, a revised plan was received to address these issues.

Submitted Documents/Plans

Application Form;
Drawing No. 201 – HIGHVIEW – 01 REV A – Floor Plans Elevations and Block Plan – Existing with OS Plan;
Drawing No. 201 – HIGHVIEW – 01 REV D – REVISED Floor Plans Elevations and Block Plan – Proposed; and
Supplementary Information – Email from agent confirming first floor extension is to be tile hung (received on 21.07.22.)

Superseded Plans

~~Drawing No. 201 – HIGHVIEW – 01 REV B – REVISED Floor Plans Elevations and Block Plan – Proposed.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20220559	Erection of first floor side extension.	Refused	01.07.2022
20160007	Construction of hipped roof above existing porch and garage and erection of a replacement single storey side extension to form enlarged living room and playroom.	Permitted	14.03.2016
19870408	Repositioning of side and rear boundary fence	Permitted	04.09.1987

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places
- 15 – Conserving and enhancing the natural 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);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009.)

Consultations, Publicity and Representations

Consultees

Ward Councillors

No comments.

GBC – Highways Officer

This proposal has no highway impact, there is more than adequate on-site parking to comply with adopted guidance.

Dickens Country Protection Society

The Society wishes to object and states that in its view a two storey extension would increase the bulk of the building which is in a prominent location, and would have a negative impact on the street scene, to the detriment of the amenity of the area.

Neighbouring properties

Nine surrounding properties were consulted and no representations were received. The consultation period expired 02.08.22.

Officer's Analysis

201 Highview is a two storey end of terraced property located on a corner of Highview. There is some soft landscaping within the frontage along with a hard paved area used for parking and accessing the garage.



This application proposes the erection of a first floor extension over the existing single storey side extension to create space for an additional bedroom and ensuite bathroom.

Planning permission was refused for the erection of a first floor side extension under application reference number 20220559 on 01.07.22 on the following grounds:

1. The proposed first floor side extension is not subservient to the existing dwelling and would result in an incongruous and bulky addition to the existing dwelling which is not sympathetic to the local area, contrary to Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021), Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and Section 12 of the National Planning Policy Framework (2021.)

It therefore stands to be assessed whether this resubmission addresses these grounds of refusal.

Design, Character and Appearance

The proposed development would make space for an additional bedroom and ensuite. Further to the previous refusal, the plans now show the extension is to be set back from both the rear and front elevations by 0.5m as well as set down from the main roof. The windows have also been amended to be more sympathetic to the main dwelling, and the rear bathroom window is shown to be obscure glazed. The proposed external materials will match the existing dwelling, with the first floor extension to be completely tile hung in order to satisfactorily address the materials issue aforementioned in this report. The previous proposal (20220559) would have created an incongruous and bulky addition that would not integrate well with the surrounding area, however it is considered that the revised plans have satisfactorily addressed the ground of refusal and the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the National Planning Policy Framework (NPPF) (2021.)

Amenity of Future Occupiers

The proposed room sizes comply with the Nationally Described Space Standard (2015) and also the

Council's SPG 2 - Residential layout guidelines (RLG) (2020). It is noted that the W.C adjacent to the lounge and 'bedroom 4' on the proposed plans are under the RLG (2020) requirements, however as these are existing the Local Planning Authority are unable to insist these room sizes comply. The garden area and depth is in accordance with the RLG (2020) for a property with 4 or more bedrooms. The approximate garden area is 135.48sqm and the depth from the rear wall of the house is approximately 15.00m. As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Neighbouring Amenity

The proposal would not affect neighbouring amenity in terms of loss of light, privacy, outlook or cause a sense of enclosure and therefore is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Highways and Parking

There are no parking or highway issues related to this proposal.

Any Other Material Planning Considerations

Landscape Character Area

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. This area is characterised by a relatively level topography, large areas of uninterrupted dense native coppice woodland and a complex network of uniform housing located within woodland to the North West. The views are limited due to dense housing and woodland.

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.

The proposed extension will not have a detrimental effect on the landscape character area by virtue of the property being located within the rural settlement. As such the development is in accordance with Policy CS12 (LPCS).

Impact on AONB

The site lies within the Kent Downs Area of Outstanding Natural Beauty (AONB). The NPPF confirms that AONBs are equivalent to National Parks in terms of their landscape quality, scenic beauty and their planning status (paragraph 176). The proposal would be within the residential curtilage of the dwelling. By virtue of the proposal being a first floor side extension, it is considered that the proposal would not harm the natural beauty of the Kent Downs AONB.

Conclusion

The application has been fully considered and has satisfactorily addressed the previous grounds for refusal and is in accordance with local and national planning policy.

The proposed first floor side extension is subservient to the host dwelling by virtue of being set back from the front and rear elevations and set down from the main roof. It will be constructed using appropriate materials to match the existing dwelling. Furthermore, the development will safeguard the amenity of future occupiers and will not harm the amenity of neighbouring properties. 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:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<u>R Hart</u>
Dated:	25 th August 2022	Dated:	25th August 2022