

Delegated Report

Variation of Conditions Application

Application No:	20220637
Location:	10 Crockenhall Way Istead Rise Gravesend Kent
Description:	Application for variation of conditions 2 and 3 attached to planning permission reference no 20211299 for the demolition of garage and erection of single storey rear and front extensions and conversion of the side store into habitable rooms; to allow the front elevation at first floor level to be clad in grey and the roof tiles of the proposed extensions to be brown.
Applicant:	Mr Sam Kirkby
Site Visit:	16.06.22 and 25.08.22

Preliminary Matters

The application as originally submitted proposed grey roof tiles to the extensions and painted render at first floor level. The applicant was contacted and given the opportunity to amend the application and plans, as the proposed grey tiles for the roof of the extension(s) and the render at first floor level would not be appropriate. During correspondence, the applicant was made aware that white cladding would also not be an appropriate material for the first floor front elevation. Revised plans were received 04.07.22 and the application was revalidated. The applicant was asked to provide a schedule of materials (04.07.22) and this document was received on 26.07.22. Subsequently, re-consultation was carried out for the application.

Submitted Documents/Plans

Application Form;
Drawing No. SK/07 B – Rear Elevation – Proposed;
Drawing No. SK/05 C – Front Elevation – Proposed;
Drawing No. SK/01 – OS with Block Plans; and
Supplementary Information – External Materials Schedule (received 26.07.22)

Plan Note

The proposed block plan drawing does not show the revised front extension with a reduced depth. As such, an informative will be attached to the decision notice to highlight this error and to ensure that the proposed block plan is not an approved document/drawing.

Furthermore, the plans referenced on the recommendation; Drawing no. SK/06 - Proposed Side Elevation (facing 8 Crockenhall Way) (received 18/10/2021) and Drawing no. SK/08A - Proposed Side Elevation (facing 12 Crockenhall Way) (received 20/12/2021) have an annotation stating concrete roof tile is to be used. This annotation is now superseded by the new plans as received in this application (above) showing brown tiles.

Relevant Planning History

Reference	Description	Decision	Decision Date
20211299	Demolition of garage and erection of single storey rear and front extensions and conversion of the side store into habitable rooms.	Permitted	07.01.2022

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

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)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

Ward Councillors

No comments

Neighbouring properties

Four surrounding properties were consulted, and several representations from one property were received. The consultation period expired 11.08.22. The representations raised several concerns. One concern was that the proposed materials are out of keeping with the property. This is a material planning consideration and will be assessed in the design, character and appearance section of the report below.

In addition, the representation raised potential planning breaches as follows:

- the extension has not been constructed in accordance with the plans
- the rear garden level has been raised with chalk and building rubble
- the new fence blocks early morning light
- the tiles used do not match the existing

Any planning issues raised that are not associated with this application such as potential breaches of planning are addressed by the Planning Enforcement Team: Details of this procedure can be found online at <https://www.gravesham.gov.uk/planning/planning-enforcement>

Officer's Analysis

The application has been submitted as a section 73 application and the Local Planning Authority has judged the principle of the development (Demolition of garage and erection of single storey rear and front extensions and conversion of the side store into habitable rooms.) to be acceptable with the approval of 20211299 subject to conditions .

For the purposes of this application no fresh issues can be introduced and only the issues relating to the variation of condition 2 (approved plans) and 3 (external materials) can be considered.

This application proposes alterations to the external materials. The tiles of the extensions will be brown and the front elevation at first floor level will be cladded in grey, as indicated below:

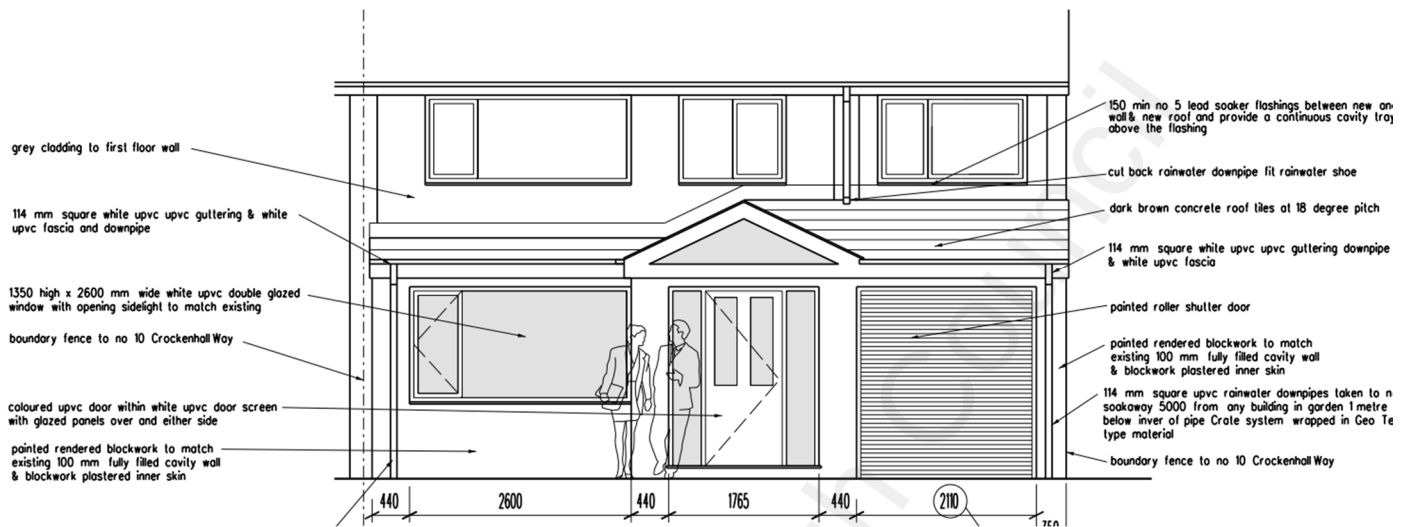
Proposed External Materials as per application 20220637

Building External Material Schedule			
10 Crockenhall Way, Istead Rise, DA13 9DB			
Items	Description Reference	Notes	Image
1	Roof Tile	Sandtoft Brown	
2	1st Floor Cladding	Grey Cladding (to match 6 & 4 Crockenhall Way)	

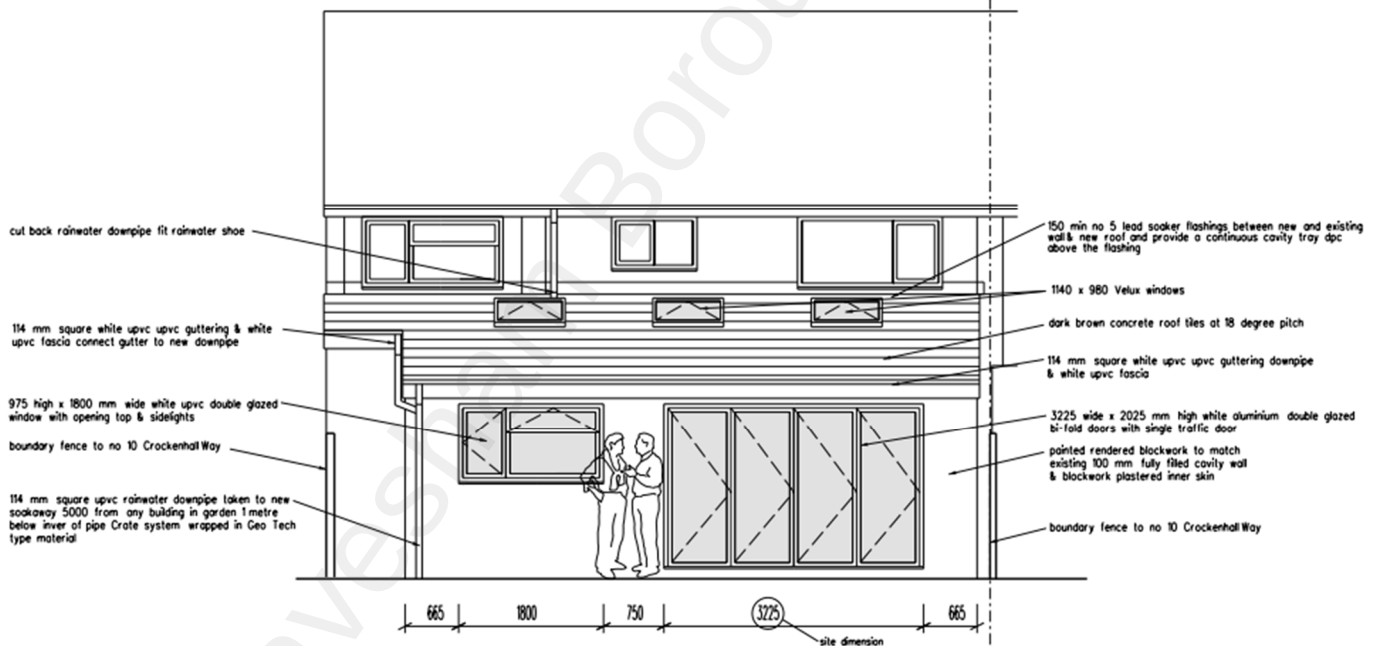
Proposed External Materials Note

The brown tiles have been installed prior to the determination of this application at the applicants own financial risk. As viewed in situ on site, the brown tiles are considered to be acceptable.

Proposed Front Elevation as per application 20220637

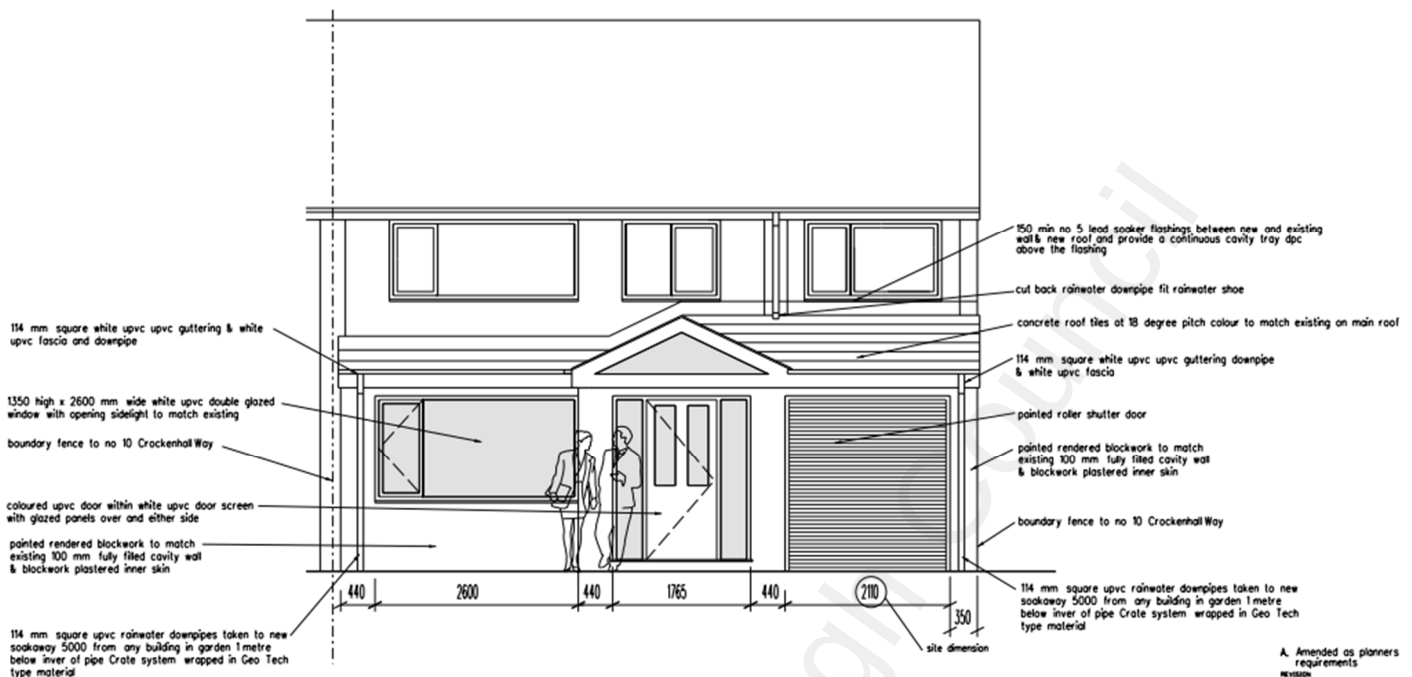


Proposed Rear Elevation as per application 20220637

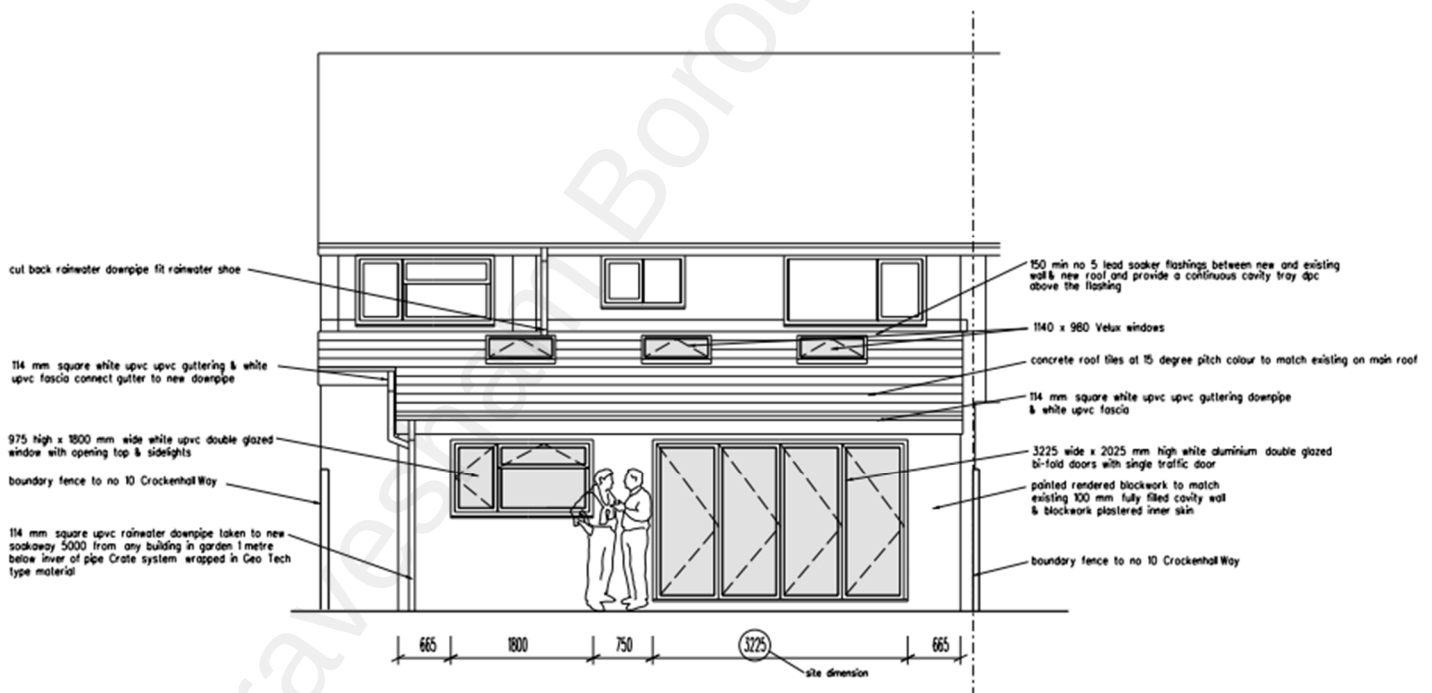


This differs from the external materials of permitted application 20211299, which said external materials were to include; concrete hanging tiles, painted render and pebble dash as indicated by the plans below:

Proposed Front Elevation as per application 20211299



Proposed Rear Elevation as per application 20211299



Design, Character and Appearance

A neighbour representation raised concerns with the proposed external materials as they are not in keeping with the existing. However, it was noted there are examples within the local vicinity of properties using similar materials as proposed in this application. Additionally, it was noted when conducting the site visits, that many other properties in the surrounding area have altered the original external appearance of the dwellings. Furthermore, the attached neighbouring property has had an extension to the property (application 19740514). It was evident on the site visit that the brown window, door and garage door is not in keeping with the style or colour of the white windows of the existing house. Therefore, given the varied materiality within the street scene, the proposed external material changes to No.10 Crockenhill Way would not be out of character within its setting.

The front extension is to be painted render as per previous application 20211299. The proposed brown tiles and grey cladding as shown on the external materials schedule will create a satisfactory relationship between the main dwelling and new extension and is considered acceptable. As indicated above, there are other properties that have used grey cladding as part of the external finishes as shown by the below photo:



In addition, it is noted that the existing roof tiles of the dwelling have been worn, weathered and bleached by the sun over time, and as such the brown tiles are acceptable and in keeping with the area. Therefore, the grey cladding and brown tiles are considered to be acceptable in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Amenity of Future Occupiers

The proposed development safeguards the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The proposal is not considered to cause any impact on the amenity of neighbouring properties in terms of loss of privacy, loss of light, outlook or sense of enclosure. The change in external materials does not include changes to the external bulk and massing of the development and therefore the material changes will not have an impact on surrounding properties.

A representation received from a neighbouring property expressed concerns about the proposed external materials which has been addressed in the Character and Appearance section above.

Overall, the proposal has no material impact on the amenity of neighbouring properties. As such, the development safeguards the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

There are no parking or highway issues related this proposal.

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 Istead Arable Farmlands Landscape Character Area. This area is characterised by gently undulating topography of open arable farmland, dissected by minor open roads with the exception of the larger A227. The site is located within the Istead Rise housing development. 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 change in external materials does not result in an impact on the wider landscape. Therefore, the development is not considered to have a detrimental effect on the Landscape Character Area. Additionally,

the property is already within the rural settlement.

Archaeology

The site lies within an area of archaeological potential. However, the development will not have any archaeological impact.

Groundwater Source Protection Zone

The application is for a variation to the proposed external materials, therefore it is not considered a potentially contaminating development as per guidance from the Environment Agency.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy.

The proposed changes to the external materials will not detrimentally impact the street scene. The development will safeguard the amenity of future occupiers and neighbouring properties, and there will be no impact on the landscape character area.

As such, it is recommended that planning permission is granted.

Suggested Conditions

*As works have commenced on site the time limit condition is no longer required and the numbering of the conditions reflects this

All previous conditions attached to planning permission ref. 20211299 will be attached to this permission. However, the following conditions will be changed:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form - (received 13/06/2022);
Drawing no. SK/01 - OS with Block Plans (received 16/06/2022);
Drawing no. SK/02 - Existing Ground Floor Plans and Elevations (received 18/10/2021);
Drawing no. SK/03 - Existing Side Elevations (received 18/10/2022);
Drawing no. SK/04A - Proposed Ground Floor Plan (received 20/12/2022);
Drawing no. SK/05C - Front Elevation - Proposed (received 04/07/2022);
Drawing no. SK/06 - Proposed Side Elevation (facing 8 Crockenhall Way) (received 18/10/2021);
Drawing no. SK/07B - Rear Elevation - Proposed (received 04/07/2022);
Drawing no. SK/08A - Proposed Side Elevation (facing 12 Crockenhall Way) (received 20/12/2021);
Drawing no. SK/09A - Section A-A (received 20/12/2022); and
Supplementary Information - External Materials Schedule (received 26/07/2022.)

Reason: For the avoidance of doubt and in the interests of proper planning.
2. The materials used the construction of the external surfaces of the development hereby permitted shall be in accordance with the details shown on the External Materials Schedule, Drawing no's. SK/07 B and SK/05 C.

Reason: To ensure a satisfactory visual relationship between the existing and the new development in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	25th August 2022	Dated:	26th August 2022