



Delegated Report

Householder Planning Application

Planning Application No: 20241032

Location: 102 Timber Bank Vigo Gravesend Kent

Description: Demolition of garage. Erection of a single storey side and front extension with 3 roof lights. Replacement of porch roof with pitched roof.

Applicant: Mr Ken Onley

Site Visit Date: 25th November 2024

Submitted Documents/Plans

- Application Form
- Existing Block Plan
- Proposed Block Plan
- Site Location Map
- Drawing No: KCO/10/24/1 (Existing Plans and Elevations)
- Drawing No: KCO/10/24/1 (Proposed Plans and Elevations)

Supplementary Information

- Biodiversity Details

Relevant Planning History

Reference	Description	Outcome	Decision Date
19770150	Erection of a single storey lounge and kitchen extension at rear	Permitted	04.04.1977

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- 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 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- 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)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Gravesham Landscape Character Assessment (2009)
- Kent Downs National Landscape Management Plan (2021-2026)

As the site lies within the Kent Downs National Landscape (KDNL), the adopted Kent Downs National Landscape Management Plan is also relevant, particularly;

- *The local character, qualities, distinctiveness and natural resources of the Kent Downs AONB will be conserved and enhanced in the design, scale, siting, landscaping and materials of new development, redevelopment and infrastructure and will be pursued through the application of appropriate design guidance and position statements.*
- *New projects, proposals and programmes shall conserve and enhance tranquillity and where possible dark night skies.*
- *Ensure proposals, projects and programmes do not negatively impact on the distinctive landform, landscape character, special characteristics and qualities, the setting and views to and from the Kent Downs AONB.*

Other Relevant Guidance

- Kent County Council Dropped Kerb Guidance and Self-Assessment (2023)
- Gravesham Driveway Dropped Kerb Guidance (Informal Guidance) (2023)
- Gravesham Front Driveway Design Guidance (Informal Guidance) (2023)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Vigo Parish Council

No comments received.

Kent Downs National Landscape Unit

The Kent Downs National Landscape Team has seen a recent uplift in the number of consultations on

planning applications. In accordance with the agreed Kent Downs Planning Protocol, which sets out that the Kent Downs Landscape Team will only have a limited land use planning role and will prioritise its involvement in planning to planning policy matters, we will not normally provide bespoke comments on more minor applications such as this. This does not imply support for, or objection to, the proposal.

In determining the application, the local planning authority has a new statutory duty to seek to further the purpose of conserving and enhancing the natural beauty of the Kent Downs National Landscape. The Kent Downs National Landscape Team recommends that to help fulfil the new statutory duty, the Local Planning Authority should ensure that the decision is consistent with relevant national and local planning policy and takes into account the aims, objectives and principles set out in the Kent Downs AONB Management Plan and its associated guidance documents.

Neighbouring properties

The application was advertised by way of site notice and letters to 4 surrounding properties. The consultation period expired on 19.11.2024 and on representation was received.

The main points raised in the objection were:

- The proposed development due to its proximity to a neighbouring boundary and raised topography will impact a neighbouring property.
- The introduction of the rear extension with a pitched roof would result in a terracing effect.
- The increase in height and length will block out daylight to a neighbouring property
- The development will cause excessive shading, sense of enclosure and result in an oppressive towering structure
- The pitched roof is inconsistent with the character of the village

The above comments will be addressed in the appropriate sections within the latter sections of this report.

Analysis

Background

The proposal has been previously extended to the rear by way of a single storey rear extension under reference 19770150.

Proposal

The proposal seeks to demolish the existing garage and convert it into a habitable room. The proposal also seeks to erect a single storey side and front extension with 3 roof lights and install a mono pitch roof to the front porch.

Existing



Proposed

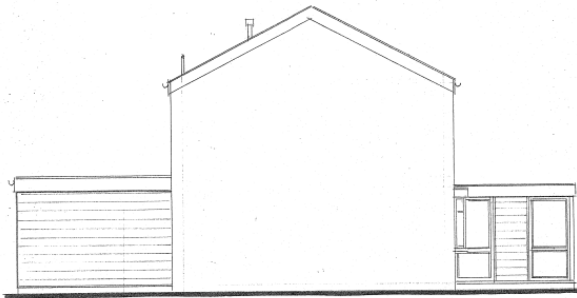




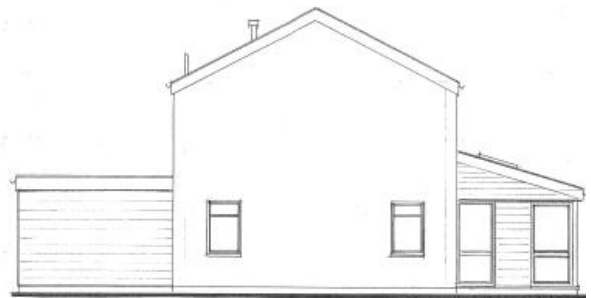
EXISTING REAR ELEVATION



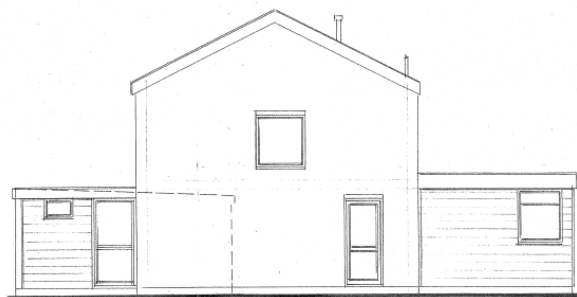
PROPOSED REAR ELEVATION



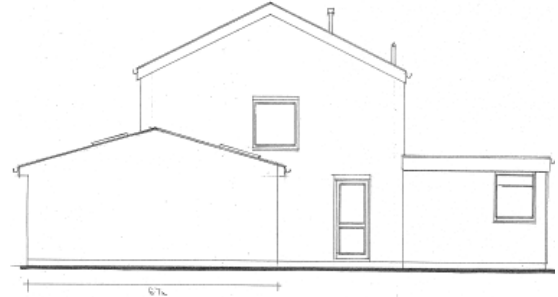
EXISTING SIDE ELEVATION



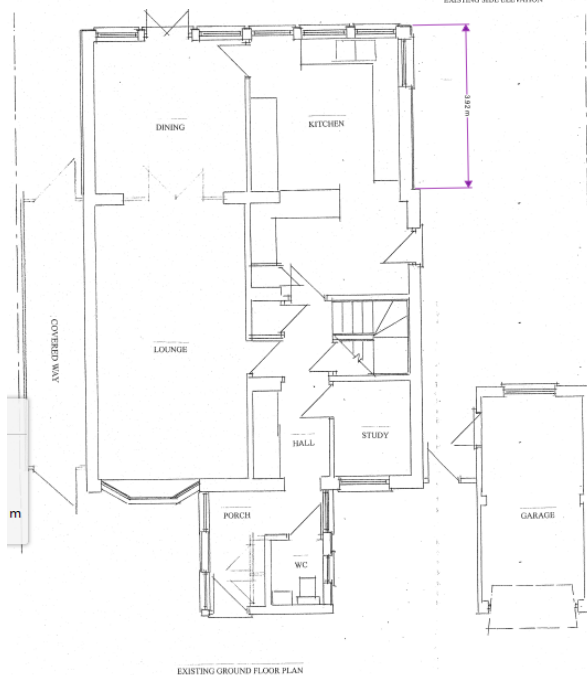
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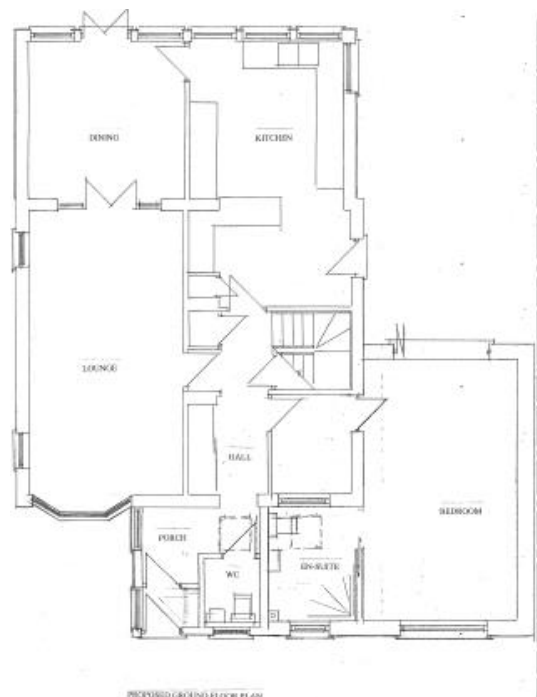
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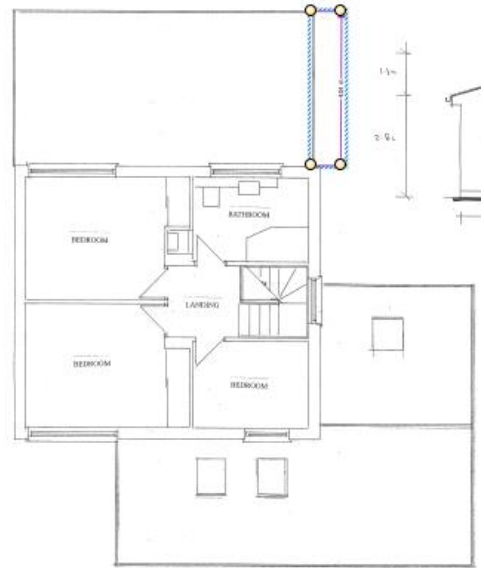
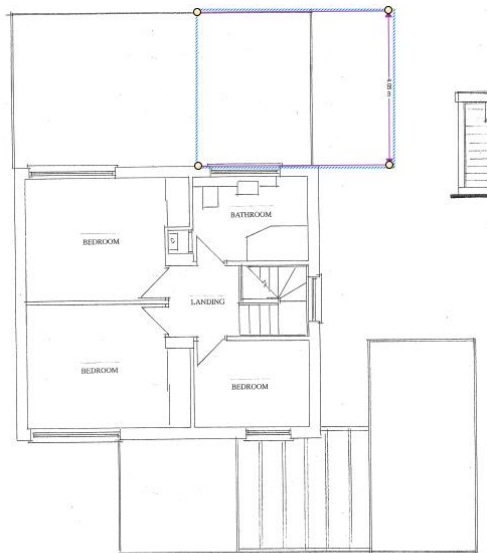
PROPOSED REAR ELEVATION



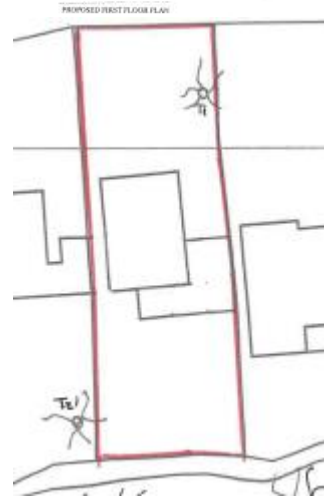
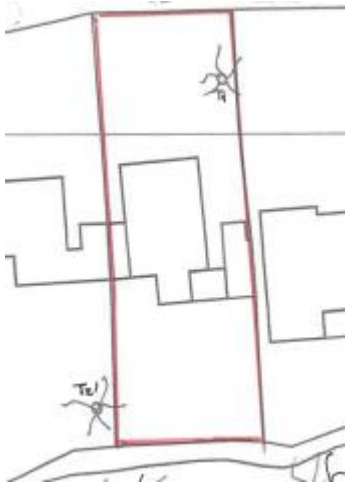
EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



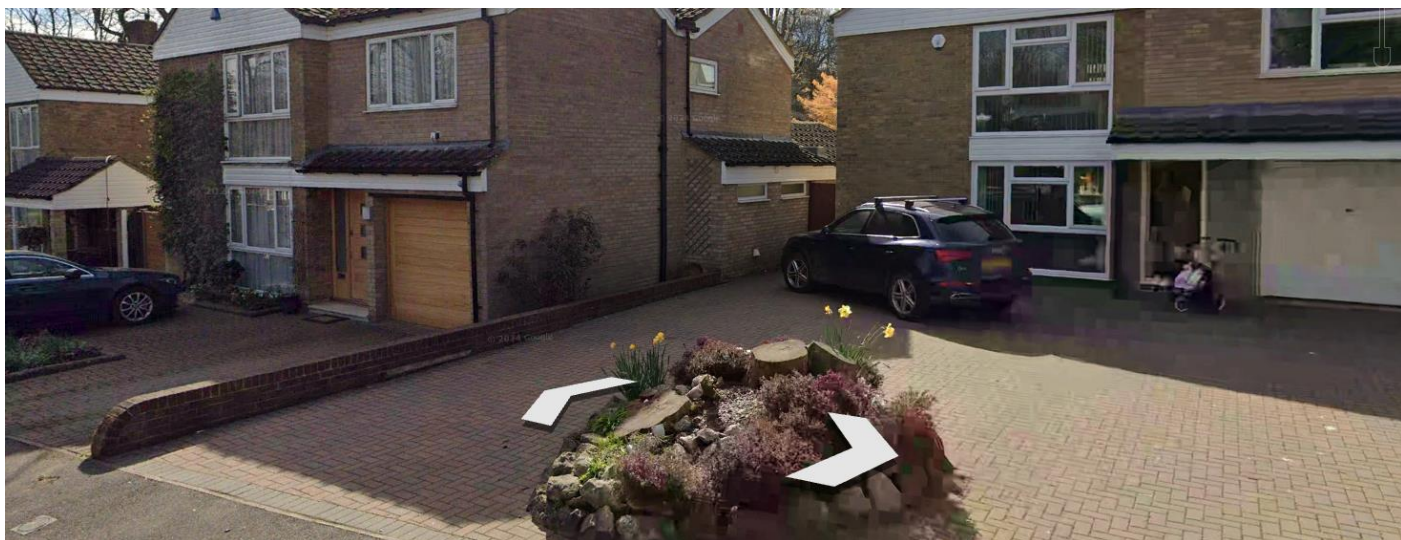
EXISTING FIRST FLOOR PLAN



Character and Appearance

The application site is a two storey detached dwelling with a detached garage. The site sits in the Kent Downs National Landscape within the village of Vigo. The properties within the area are post war and of a similar character in terms of their construction.

The proposed development would introduce a monopitch roof at ground floor level to the front elevation of the building, such roof forms to the front of the dwellings are seen within the vicinity and so this is not deemed to be an out of character addition. Below are examples of mono pitch roofs at No's 65-69 Timber Bank.



The introduction of the side extension will increase the built form across the property frontage however as the extension is only at single storey level it is not liable to result in any meaningful harm. Such an extension is deemed subservient to the host dwelling.



The site topography is such that the road slopes down to the east and whilst it is accepted that the extension would be higher than the existing structure it would not be oppressive to the neighbouring property due to the siting of dwellings and extension. In terms of further investigation to neighbouring properties, this will be addressed later in this report.

There are other examples of extensions within the area, namely the two storey side extension at garage conversion at No. 104 Timber Bank, whilst this is a historical extension, it demonstrates that there are extensions to dwellings in the area. A more recent single storey side extension was permitted under 20211474 at No. 2 Downs Wood under the current adopted policies.

In terms of character the proposed extension is not considered to be harmful to the character of the wider area and is considered compliant with CS19 Local Plan core Strategy 2014.

Amenity of Future Occupiers

The proposal will result in the creation of an additional bedroom at ground floor level. In terms of size the bedroom is compliant with Nationally described space standards and the resultant garden space is

adequate to comply with the Council's adopted technical standards.

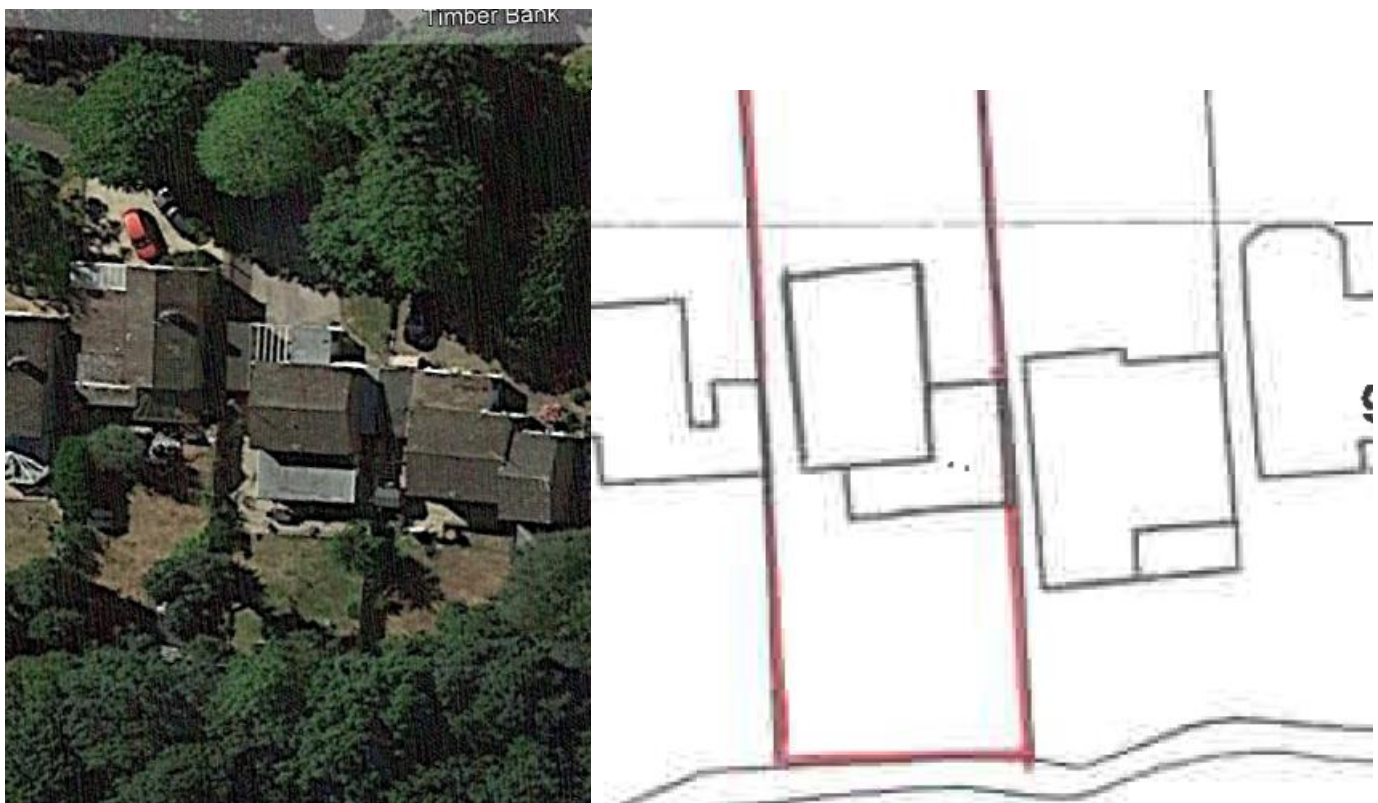
The proposed extension will also enable adequate light and outlook and complies with the 45° rule.

The proposal complies with CS19 Local Plan Core Strategy 2014 and SPG2 Residential Layout Guidelines 2020.

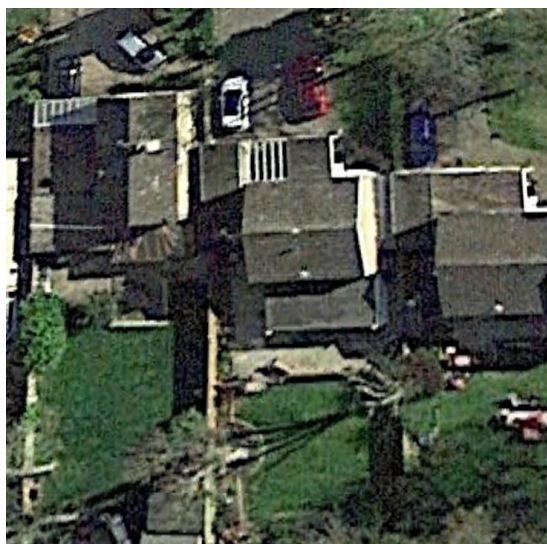
Neighbouring Amenity

The proposed development site is situated between No.s 100 and 104 Timber Bank, in terms of loss of light, outlook and privacy the development will not impact No.104 as the development is situated away from this property.

From the below aerial image and proposed block plan, it is clear that the application site is set behind No 100 Timber Bank as is the proposed extension.

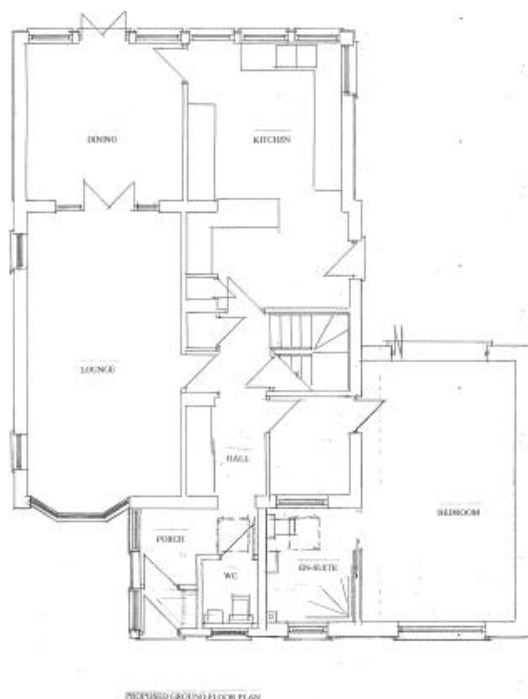


In terms of light and overshadowing the proposed extension would not cause any more harm to the property than the existing dwelling as can be seen from the below aerial image, this is due to the path of the sun.



As the extension is located in line with the rear elevation of No. 100 there would not be any impact on outlook to this property. Furthermore the proposal is approx. 1.5m deeper than the existing garage which runs along the common boundary shared with No.100, this is not considered excessive.

In terms of privacy the proposal will result in the creation of a bedroom next to the common boundary, this room constitutes a habitable room. However as this is at ground floor level, any perceived overlooking could be mitigated by boundary treatment which may already be in place as permitted development allows for a 2m fence to be installed between the properties.



It is also noted that the proposal will result in the creation of a shower room for which there will be a window in the front elevation. This will be conditioned so that it is obscure glazed and top hung. A condition will also be imposed to ensure that there are no windows or openings to the flank elevation of the extension should permission be forthcoming.

The proposal complies with CS19 Local Plan Core Strategy 2014 and SPG2 Residential Layout Guidelines 2020.

Parking and Highways

The proposal will result in the loss of a garage and creation of an additional bedroom. However there is adequate frontage at the site to accommodate the parking needs of the development.



The proposal therefore complies with SPG 4 - KCC Parking Standards (2006).

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 KDNL or the Vigo Scarptop Woodlands Landscape Character Area.

Conclusion & Recommendation

The proposal is recommended for permission subject to conditions.

(For detailed conditions informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	08/01/25	Dated:	8th January 2024