

Delegated Report

Application No:	20240437
Location:	Hartland House Sole Street Cobham Gravesend Kent DA12 3AY
Description:	Erection of second floor/roof extension and alteration including increase in ridge height and three dormer windows in rear roof slope, first floor front extension, two storey front extension, two storey side extension, single storey rear extension, front porch, fenestration changes and alterations to frontage including widening of driveway and enlargement of turning area.
Applicant:	Mr David Marshall

Submitted Documents/Plans

The application comprises the following documents and plans:

- Drawing no. 24-10-01 - Location Plan.
- Drawing no. 24-10-02 – Site Layout Plans As Existing And Proposed.
- Drawing no. 24-10-03 – Existing Elevations.
- Drawing no. 24-10-04 – Existing Ground And First Floor Plan.
- Drawing no. 24-10-05 – Existing Attic Floor And Roof Plan.
- Drawing no. 24-10-06 – Proposed Ground And First Floor Plan.
- Drawing no. 24-10-07 – Proposed Attic Floor And Roof Plan.
- Drawing no. 24-10-08A – Proposed Elevations.
- Drawing no. 24-10-09 – Existing And Proposed Sections And Fence Elevation.
- Planning And Design Statement.

Relevant Planning History

The planning history relating to this site is summarised below.

<u>Application No.</u>	<u>Description</u>	<u>Status</u>	<u>Decision</u>
20230726	Erection of single storey rear extension.	Permitted	15.09.2023
20230394	Demolition of existing conservatory with erection of first floor front extension, single storey front extension and two storey side extension.	Permitted	14.06.2023
19860262	Erection of single storey front	Permitted	06.05.1986

	extension to form utility room		
19830440	Erection of single storey side extension to form double garage and apiary	Permitted	16.08.1983

Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The Courts have held that it is a matter of planning judgement as to whether a proposal is in accordance with the development plan when 'read as a whole' and conflict with a particular policy or policies may not pass that threshold.

Where there are other material considerations, the development plan should be the starting point, and other material considerations should be taken into account in reaching a decision. One such consideration will be whether the plan policies are relevant and up to date.

In this instance the development plan for Gravesham currently comprises: -

- The Gravesham Local Plan Core Strategy (September 2014);
- Remaining Saved Policies of the Local Plan First Review (1994); and
- The Kent Minerals and Waste Local Plan 2013 - 2030 (2016, revised 2020).

Gravesham Local Plan Core Strategy (September 2014)

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

Saved Policies in the Gravesham Local Plan First Review (November 1994)

- 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 First Review (1994) generally conform with the NPPF (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 - Achieving well-designed and beautiful places
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020.
- Householder Extensions/Alterations Design Guide Supplementary Planning Document (2021).
- SPG 4 - KCC Parking Standards (2006).
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Cobham Parish Council

Cobham Parish Council has no objection to this application.

Neighbouring properties

Four surrounding properties were consulted. No responses have been received.

Analysis

The application site lies to the north-west of Sole Street. It comprises a large two-storey, detached dwelling with accommodation within the roofspace. It is set within a large garden area.

This proposal involves the erection of second floor/roof extension and alterations including increase in ridge height and three dormer windows in rear roof slope, first floor front extension, two storey front extension, two storey side extension, single storey rear extension, front porch, fenestration changes and alterations to frontage including widening of driveway and enlargement of turning area.

The main planning considerations relating to this application are:

1. Principle of development
2. Design and visual impact
3. Impact on landscape
4. Impacts on residential amenity
5. Highway issues

These issues are assessed below:

Principle of development

This application is located in a Rural Settlement Inset from the Green Belt, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02 of the Core Strategy. As such there is no objection to the broad principle of the extension of this property.

Design and visual impact

Section 12 of the NPPF relates to “achieving well-designed and beautiful places” and sets out the Government’s requirements in relation to design issues. Paragraph 131 is particularly relevant:

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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.

The aims set out in paragraph 131 of the NPPF are reflected in Policy CS19 of the Core Strategy. This requires new development to be “visually attractive, fit for purpose and locally distinctive” and to “conserve and enhance the character of the local built, historic and natural environment”. It also requires new development to “integrate well with the surrounding local area”. In addition, Policy CS19 requires the following:

“....the design, layout and form of new development will be derived from a robust analysis of local context and character and will make a positive contribution to the street scene, the quality of the public realm and the character of the area. Account will be taken of the scale, height, building lines, layout, materials and other architectural features of adjoining buildings.”

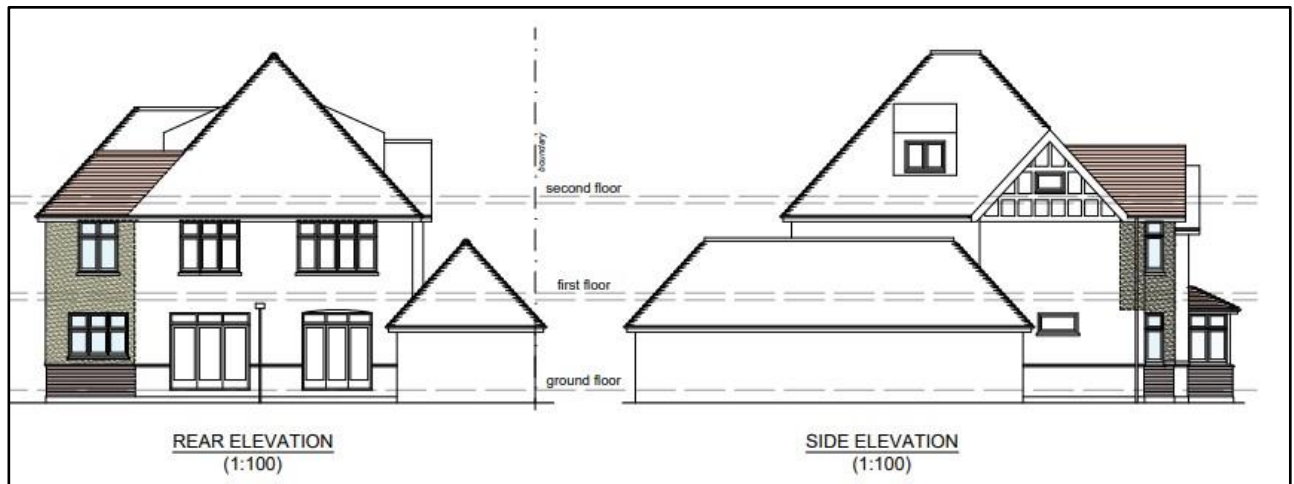
The Council's Householder Extensions/Alterations Design Guide Supplementary Planning Document (SPD) provides design guidance on extensions and alterations and requires that any such proposals “should respect the original character of the existing dwelling, complement and correspond with the character of neighbouring properties and the local area”.

The application property lies within a group of detached dwellings that are of a similar scale and design. There is uniformity in the use of materials which comprise red brick, render and mock Tudor timber detailing to the elevations and plain roof tiles.

This proposal incorporates the front and side extensions approved under planning reference 20230394 and the single storey rear extension approved under planning reference 20230726

For ease of reference, the approved elevations relating to application 20230394 are shown below:





The approved elevations relating to application 20230726 are shown below:



In order to appreciate these approved extensions in the context of the current proposal, the proposed elevations are reproduced below:



The proposed second floor/roof extension would significantly increase the scale and bulk of the existing roof. It would substantially change the character and appearance of the existing dwelling. The new roof would dominate the existing building. Paragraph 9.2 of the Householder Extensions/Alterations Design Guide SPD requires the following:

.....all residential extensions and alterations should be subordinate to the host property/building, allowing the original building to remain dominant.

It is considered that the proposed roof extension would not remain subordinate to the host dwelling but instead would be excessively large and prominent. The proposed front, two-storey extension with the hipped roof would add to the visual dominance of this proposal.

Paragraph 9.3 of the Householder Extensions/Alterations Design Guide SPD requires that “matching roof styles and pitches should be used in new extensions”. In this particular case the roof of the property is predominantly hipped. This is a general characteristic of the group of properties within which this dwelling is situated. The proposed second floor/roof extension would introduce a roof with a barn hip design. This would be out of keeping with the character of the existing dwelling and indeed with the appearance of neighbouring properties. Indeed, none of the neighbouring properties which have a similar design to the application property have this style of roof. In light of these considerations, it would clearly fail to meet the requirements of paragraph 9.3 of the Householder Extensions/Alterations Design Guide SPD

The front elevation of the dwelling is visible from the public highway and the proposed development would be visible within the street scene. The visual dominance of the proposal together with the uncharacteristic roof design would be particularly prominent and visually discordant.

There is no objection to the proposed rear extension. Indeed, as set out above, there is already an extant permission in place for a very similar extension. Although there are differences in design, these are minor and are acceptable in terms of their impact on the character and appearance of the existing property. Similarly, there is no objection to those elements of the proposal previously approved under planning reference 20230394.

This application also proposes the widening of the existing driveway and enlargement of turning area. There is no objection to these elements of the proposal in terms of design and visual impact. If permission were to be granted details of hardsurfacing materials would be required.

Impact on landscape

Section 15 of the NPPF highlights the importance of conserving and enhancing the natural environment, one aspect of which is the protection and enhancement of valued landscapes. Policy CS12 of Gravesham Local Plan Core Strategy states that the overall landscape character and valued landscapes within the Borough will be conserved, restored and enhanced and that proposals will take account of the Gravesham Landscape Character Assessment.

The application site is located within the Meopham Downs Landscape Character Area. This area is characterised by:

- Gently undulating topography with a mixture of arable and pasture farmland
- Neat pattern of small square fields in the south
- Broader irregular shaped fields to the north
- Narrow lanes and roads lined with hedgerows
- Three large settlements located along A227 running east and west
- Traditional architecture surrounding village greens provide local vernacular

The Gravesham Landscape Character Assessment requires that the key landscape elements characteristic of the Meopham Downs Landscape Character Area should be conserved and reinforced. The guidelines include a requirement to “conserve traditional character of built environment” and “reinforce village identity”.

In light of the considerations set out above under the sub heading “design and visual impact” it is considered that this proposal would conflict with the characteristics of the Meopham Downs Landscape Character Area as identified in the Gravesham Landscape Character Assessment and would therefore fail to meet the tests set out in Policy CS12 of the Core Strategy.

Impacts on residential amenity

Paragraph 135 of the NPPF requires planning decisions to, *inter alia*, provide “a high standard of amenity for existing and future users”. In addition, Policy CS19 of the Core Strategy requires new development to be located, designed and constructed to “safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land”.

Privacy

No new windows are proposed in the southern elevation of the dwelling. Although two windows are shown to be provided in the northern elevation, these would serve an en-suite bathroom and WC. As such, if permission were to be granted, the privacy of the occupiers of the adjacent property, Medway House, could be protected by a condition requiring these windows to be obscure glazed.

Although new windows/dormer windows are proposed in the front (east) and rear (west)

elevations, the main aspect of these would be towards the highway to the front of the dwelling and the garden to the rear. They would not result in window-to-window overlooking or a loss of privacy to neighbouring private amenity areas.

Sunlight/daylight/outlook

Medway House lies to the north of the application property. It is possible that the rear garden of this property could suffer from a loss of sunlight due to the bulk and massing of the proposed roof extension. However, due to the siting of this dwelling in relation to Hartland House, this is likely to be very modest and only during the late morning period. The garden would be unaffected for the majority of the afternoon period. As such it is considered that any minor loss of sunlight would not be so significant as to warrant a reason for refusal.

Due to the design of the development, its orientation and separation distance from Medway House, it is unlikely that there would be an undue loss of daylight or outlook to the occupiers of this neighbouring property.

Harvest House lies to the south of the application property. Due to the design of the development, its orientation and separation distance from Harvest House, it is also unlikely that there would be an undue loss of sunlight, daylight or outlook to the occupiers of this neighbouring property.

Highway issues

Policy CS11 of the Core Strategy seeks to ensure that new development mitigates its impact on the highway and that sufficient parking is provided in accordance with adopted parking standards, reflecting the availability of public transport provision and the accessibility of local services and facilities. Saved Policy P3 of the Gravesham Local Plan First Review requires development to make provision for vehicle parking in accordance with the Kent County Council Vehicle Parking Standards.

This proposal would not increase the number of bedrooms within the property and as such there would not be a requirement for additional on-site parking.

This application includes the widening of the driveway and enlargement of the turning area. These elements are acceptable in highways terms and will facilitate easier access to/from the public highway. It is also noted that the proposed gates would be located 7.5m from the road. This would be sufficient to ensure that vehicles do not need to wait on the highway while the gates are being opened.

Conclusion

For the reasons set out in this report, this development would not remain subordinate to the host dwelling but instead would be excessively large and prominent. The design would also be out of keeping with the character of the existing dwelling and the appearance of neighbouring properties. In these respects, the proposal would fail to meet the tests set out in the NPPF, Policy CS19 of the Core Strategy and the Householder Alterations/Extensions Design Guide SPD. The development would also conflict with the characteristics of the Meopham Downs Landscape Character Area as identified in the Gravesham Landscape Character Assessment and would therefore fail to meet the tests set out in Policy CS12 of the Core Strategy.

In all other respects the proposal is seen as acceptable. It has been shown to be appropriate in terms of its impact on residential amenity and also in terms of highway safety.

Recommendation:

REFUSE PLANNING PERMISSION for the following reason:

1. The scale, size and bulk of the proposed second floor/roof extension and the front two-storey extension would result in an excessively large and overly dominant development that would not remain subordinate to the host dwelling. In addition, the design of the development would be unsympathetic and not in keeping with the character and appearance of the host dwelling and neighbouring buildings. The proposal is therefore contrary to the National Planning Policy Framework (2023), Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and the Householder Alterations/Extensions Design Guide Supplementary Planning Document (2021).

INFORMATIVES:-

1 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-TAKING

In accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure)(England) Order 2015 and paragraph 38 of the National Planning Policy Framework, the Local Planning Authority has approached the assessment and determination of this application in a positive and proactive manner and, where appropriate, has worked with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area. In this instance, the application is contrary to local and national policy.

2 DRAWINGS AND DOCUMENTS

For the avoidance of doubt the decision to refuse this application was taken in relation to the following plans and documents:

- Planning application form.
- Drawing no. 24-10-01 - Location Plan.
- Drawing no. 24-10-02 – Site Layout Plans As Existing And Proposed.
- Drawing no. 24-10-03 – Existing Elevations.
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- Planning And Design Statement.

See draft Decision

Case Officer: Gary Edwards	Team Leader: Richard Hart
Signed: Gary Edwards	Signed: <i>R Hart</i>
Dated: 26/06/2024	Dated: 1st July 2024