



Delegated Report

Householder Planning Application

Planning Application No: 20220559

Location: 201 Highview Vigo Gravesend Kent

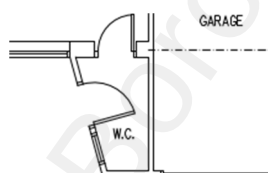
Description: Erection of first floor side extension.

Applicant: Mr James Wenlock-Simpson

Site Visit Date: 08.06.22

Preliminary Matters

It is noted on the plans that a W/C is shown on the existing and proposed floor plans as part of the entrance way. As the Local Planning Authority are not minded to permit the application, clarification has not been sought regarding this matter.



Submitted Documents/Plans

Application Form;
Drawing No. 201 – HIGHVIEW – 01 REV A – Floor Plans Elevations and Site Plan – Existing with Site Location Plan; and
Drawing No. 201 – HIGHVIEW – 02 REV A – Floor Plans Elevations and Site Plan – Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
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

- SPG 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);
- The Kent Downs AONB Management Plan 2021-2026;
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Ward Councillors

No comments received.

Vigo Parish Council

Vigo Parish Council have carefully considered the plans for this proposed extension and would state that we do not have any objections to this proposal. We would ask, that to comply with the restrictive covenants in force in Vigo, that the finish matches that of the original build.

GBC Highways Officer

There are no changes that result in a highway impact. A minimum of two parking spaces are required and with the retention of the garage and the parking on the drive that is retained.

No objections

Dickens Country Protection Society

The society would wish to comment that in its view a two storey extension 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 16.06.22.

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.

Design, Character and Appearance

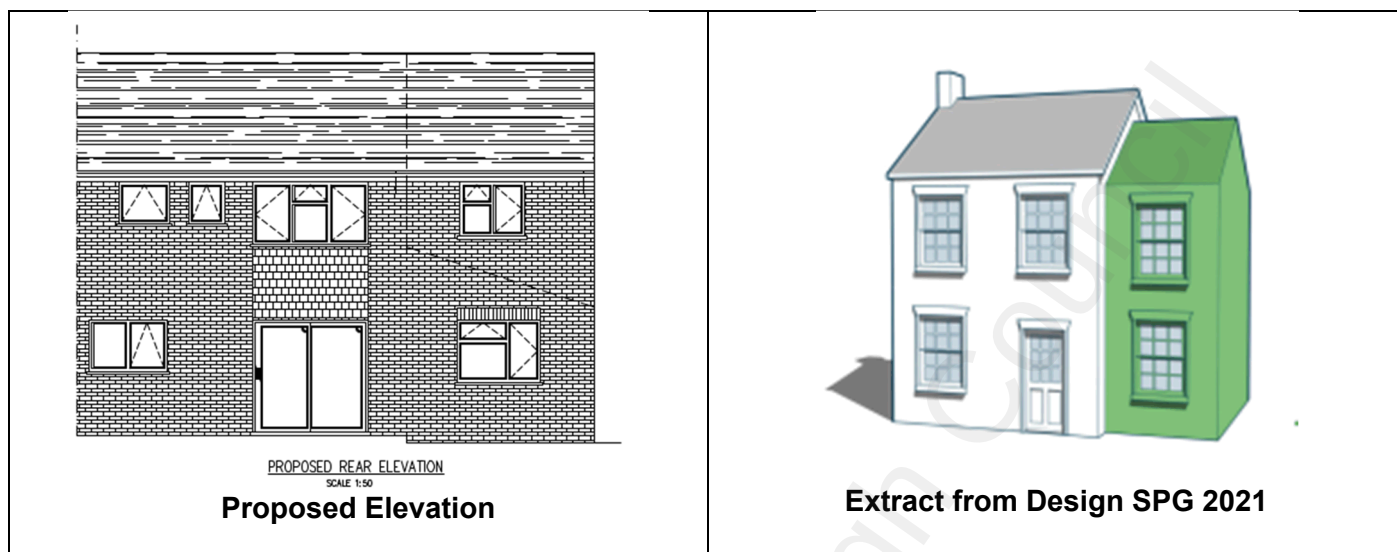
As set out by Gravesham Householder Extensions/Alterations Design Guidance SPD (Design SPD) (2021) first floor side extensions need to be carefully designed and should:

- be set back behind the main front building line
- avoid dominating the original property
- be no greater than half the width of the host dwelling
- have a minimum gap of 1 metre between the extension and the flank boundary
- be subservient to the main property roof
- use matching external materials and window/door frames

In addition to this, the site is located on a corner, meaning additional consideration should be made to the design of the extension in relation to the surrounding area, roof form and end walls, as corner plots are highly visible.

The width of the original house is approximately 6.12m, half of which is 3.06m. The plans indicate the first floor side extension will follow the footprint of the existing single storey side extension, with a depth of 7.85m and width of 3.45m. The width of the proposed first floor extension therefore exceeds what is set out in the Design SPD (2021.) Whilst it is acknowledged the single storey side extension is already existing, any subsequent extensions should be designed in line with the guidance and be subservient. In addition to the excessive width, the extension is not set back from the main wall of the front elevation or set down from

the main roof. As such, the proposed extension would create an incongruous and bulky addition to the existing dwellinghouse which would not be sympathetic to the local surrounding area. Comparison of the proposed elevation for this application and an example of a subservient extension as per Gravesham's Design SPD 2021:

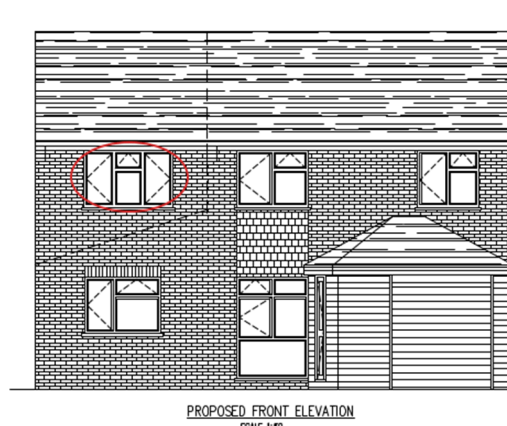


On the application form, the proposed external materials are stated to match the existing; brickwork, tiles and white PVCU windows and doors. It is noted however that the existing extension (permitted under 20160007) does not entirely match the existing dwelling, as shown below:

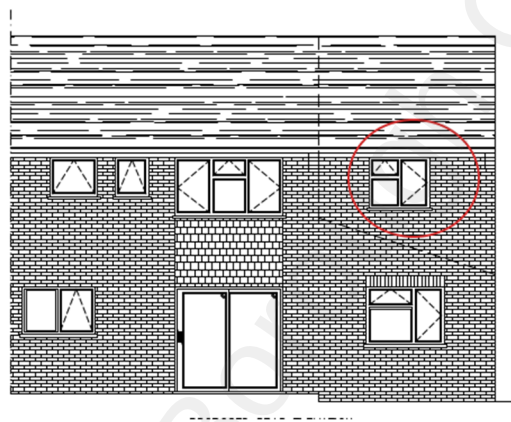


It is not clear from the information provided if the proposed external materials would match the existing dwelling or the existing side extension. If the Local Planning Authority were minded to permit the application, a condition could be added to ensure a satisfactory visual relationship between the existing dwelling and proposed extension.

Windows are an important feature on a building. The type, proportions, frame pattern and materials of new windows and doors should match those of the original house. White PVCU windows are proposed in the extension to match the existing, however the window in the front elevation is not sympathetic in size or placement with the existing windows of the property. As shown below, the proposed window is larger and is not aligned with the window on the floor below:



Similarly, the proposed window in the rear elevation is a different size and does not align with the window below:



It is noted that the rear window would serve an ensuite bathroom. It is not apparent if the window is to be obscure glazed.

If the Local Planning Authority were to permit the development, then the position of windows could be addressed within the application process, along with any relevant obscure glazing.

In terms of the street scene and surrounding area, the proposed development would not conserve and enhance the character of or integrate well with the surrounding local area. Therefore, the proposal is contrary to 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) amount, 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.

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.

Vigo Scarptop Woodlands Landscape Character Area - The 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. It is unlikely that the proposal would have a detrimental effect on the landscape character area.

Impact on AONB

The site lies within the Kent Downs 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 & Recommendation

The application has been fully considered and is contrary to local and national planning policy.

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. The width of the proposed extension is greater than half the width of the existing dwellinghouse, contrary to Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021.) In addition to this, the extension is not set back from the front elevation or set down from the main roof and the development would be highly visible from the public vantage point as it is situated on a corner plot. The proposed windows are not sympathetic to those of the existing dwelling in terms of size and alignment. Furthermore, the proposed development would not conserve and enhance the character of or integrate well with the surrounding local area.

As such, it is recommended that the application is refused.

Recommendation

Refusal

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>

Dated:	1 st July 2022	Dated:	1 st July 2022
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Gravesham Borough Council