

Delegated Report

Householder Planning Application

Planning Application No:	20240263
Location:	45 Scratton Fields, Cobham, Gravesend, Kent
Description:	Erection of a single storey rear extension.
Applicant:	Dawn Heel
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

Application form
Location Plan
Drawing no. PHA-PL-002 (Existing Floor/Roof Plans)
Drawing no. PHA-PL-003 Rev. A (Existing Elevations)
Drawing no. PHA-PL-004 (Proposed Plans)
Drawing no. PHA-PL-005 (Proposed Elevations)
Drawing no. PHA-PL-007 (Proposed Block Plan)

The following plan was superseded as the drawing number was incorrect:
~~Drawing no. PHA-PL-003 (Proposed Plans)~~

Relevant Planning History

There is no planning history for the property.

Development Plan

Gravesham Local Plan Core Strategy (2014)

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

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on the Highway Network
- T5 – Access to the Identified Highway Network
- 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 1st Review (1994) generally conform with the NPPF (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- 2 – Achieving sustainable development
- 9 – Promoting sustainable transport
- 12 – Achieving well-designed and beautiful places
- 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- SPG2 - Residential layout guidelines (2020)
- Householder Extensions/Alterations Design Guide (2021)
- SPG4 - KCC Parking Standards (2006)
- Technical Housing Standards – nationally described space standard (2015)

Consultations, Publicity and Representations

Consultees

Cobham Parish Council

Cobham Parish Council has no objection to this application.

Neighbouring Properties

The application has been advertised by individual neighbour letters to 4 properties. The overall consultation period expired on 19 April 2024.

No letters of objection were received.

The local Ward Councillors were also consulted, and no responses were received.

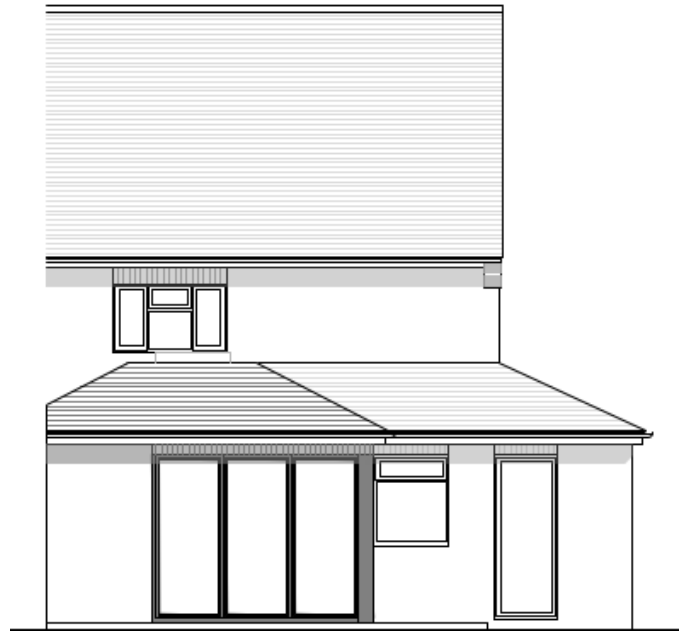
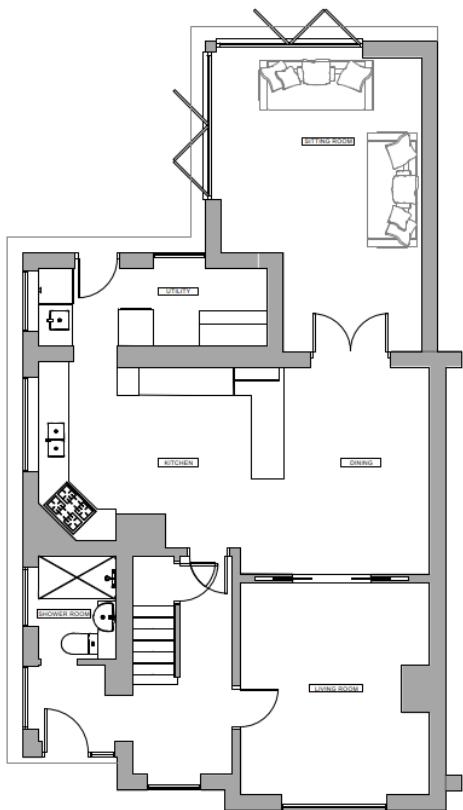
Officer's Analysis

Proposal

This application seeks permission for the erection of a single storey rear extension.

The proposed extension would join onto an existing single storey side and rear projection. The extension would be for an extra sitting room.

Proposed floor plan and rear elevation



The extension would project approximately 5.8m to the rear and would extend up to the boundary with the adjoining property. The agent has confirmed that there would be no encroachment, as the intention is to use a box gutter along the boundary line, set in to the roof / wall so there would not be any part of the building stepping over.

The extension will be constructed in red stock bricks in a stretcher bond to match existing, plain clay roof tiles to match, a single ply membrane to the flat roof, and with powder coated aluminium bi-folds.

Principle Issues

The site lies within the settlement boundary of Cobham, which is surrounded by Green Belt and in the Meopham Downs Landscape Character Area. As the property lies within the settlement boundary, the main issues for consideration in the determination of this application are as follows:

- Design, character and appearance
- Residential amenity
- Parking and highways

Design, Character and Appearance

Section 12 of the NPPF 2023 relates to achieving well-designed and beautiful places and sets out the Government's requirements in relation to design issues. Paragraph 131 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. 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.

Paragraph 135 of the NPPF 2023 also seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

With regard to the impact on the landscape, Policy CS12 of the Gravesham Core Strategy 2014 is relevant to this application, relating to green infrastructure. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment (GLCA) 2009 will be taken into account in determining applications. The site is located within the Meopham Downs Landscape Character Area. However, as the site comprises an existing residential property within the rural settlement boundary of Cobham, the proposal will not have any adverse impact on the wider landscape character of the area.

The property lies within the settlement boundary of Cobham on the corner at the entrance to Scratton Fields and comprises a semi-detached dwelling. The site is surrounded by other residential dwellings.

2022 Google Earth Image:



The proposed extension is commensurate with other rear extensions and proposals for such at properties nearby, including most recently at No. 43, where a 5m single storey rear extension received prior approval under 20231133. The proposed extension is subservient and at the rear, and the materials will match those existing at the property. The materials should be conditioned to match the appearance of the existing property. It would not therefore have a detrimental impact on the visual amenity of the property itself, or the street scene in general.

Overall, the proposed extension is considered to be appropriate in terms of its size, scale and appearance, and respects the character and appearance of the area. As such, the proposal would comply with the requirements of Policy CS19 of the Core Strategy 2014 and the guidance in the Council's Design Guide.

Residential Amenity

The NPPF 2023 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 135f). The impact on amenity is also considered with regard to the

criteria within Policy CS19 of the Core Strategy 2014, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

Future Occupiers

The size of the extension is acceptable with regards to the provision for future occupiers, and the size of the rear garden will remain in excess of the 60m² minimum garden area required for a 3 or more bedroom property. The proposal is therefore considered to comply with Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF 2023 and would safeguard the amenity of future occupants.

Neighbouring Properties

Due to the position of the property on the corner, it is angled and positioned away from the neighbouring building at No. 44; the closest affected property would be No. 46.

There have been no objections from neighbouring properties, but regardless of this, the proposal comprises a single storey rear extension that will be positioned adjacent an existing rear addition at No. 46 that abuts the boundary, and it would not therefore be considered to cause any loss of light or privacy, nor have a dominant impact on neighbours.

Whilst the area of flat roof is small, it would be considered appropriate to condition the use of the flat roof of the proposed extension from being used as any kind of balcony in order to ensure the protection of neighbours' privacy.

Subject to this condition, the proposal would comply with Policy CS19 of the Core Strategy 2014.

Parking and Highways

There is adequate existing off-road parking provision and the proposal would have no impact on this provision or on access. There would therefore be no adverse parking or highway issues from the proposal, which would comply with Saved Policies T1, T5 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014.

Conclusion and Recommendation

The proposed single storey rear extension is considered to be acceptable in terms of the design and impact on the application building and on the character and appearance of the surrounding area, and with regards to residential amenity and highways and parking matters. The proposal would therefore comply with the requirements of Policies CS11 and CS19 of the Core Strategy 2014, saved Policies T1, T5 and P3 of the Local Plan 1994, and paragraphs 115, 131, and 135 of the NPPF 2023. The application is accordingly recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision.)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Richard Hart
Signed:	<i>K. Parkin</i>	Signed:	<i>R Hart</i>
Dated:	13th May 2024	Dated:	14th May 2024