



Delegated Report

Householder Planning Application

Planning Application No: 20211220

Location: 5 Chestnut Lane Vigo Gravesend Kent

Description: Erection of a single storey front extension with a pitched roof in include the existing garage.

Applicant: Mr David Edwards

Site Visit Date: 28/10/2021

Submitted Documents/Plans

- Application Form Received 04/10/2021
- Proposed Block Plan Received 04/10/2021
- Existing Bock Plan Received 25/10/2021
- Site Location Map Received 04/10/2021
- Proposed Front and Side Elevations Received 20/10/2021
- Existing Front and Side Elevations Received 20/10/2021
- Existing Floor Plan Received 20/10/2021
- Proposed Floor Plan Received 20/10/2021

Relevant Planning History

Reference	Description	Outcome	Decision Date
19870082	Erection of front porch and construction of lean to roof over existing garage	Permitted	07.07.1987
19830047	Erection of single storey rear extension to form enlarged lounge enlarged kitchen lobby and wc	Permitted	09.03.1983

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

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

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- 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)
- Gravesham Landscape Character Assessment 2009

As the site lies within the Kent Downs Area of Outstanding Natural Beauty (AONB), the adopted Kent Downs AONB Management Plan is also relevant.

Consultations, Publicity and Representations

Vigo Parish Council

No comments received.

Neighbouring properties

The application was advertised by way of site notice and letters to four surrounding properties. The consultation period expired on 26th November 2021 and one comment was received relating to whether the extension was to span the entire width of the front elevation.

Analysis

Proposal

The proposal seeks the erection of a single storey front extension and a mono pitch roof to replace the existing flat roof element. The extension will project approx. 2.9m and span approx. 2.1m with an overall height of approx. 3.6m.

The extension will allow for the creation of a larger dining room.

Character and Appearance

The application site is located within the rural settlement of Vigo as defined on the adopted Local Plan Core Strategy Policies Map, the area is located within the AONB and within a Rural Settlement Inset from the Greenbelt. It is located on the eastern side of a short cul de sac accessed from Erskine Road.

The site comprises a two storey mid terrace house which has been previously extended in the form of a single storey extension to the front and rear. The existing dwelling and garage are set back from the highway in a staggered fashion as are the adjoining properties which form a part of the terrace.

The proposal seeks a modest infill extension which will bring the entire front elevation inline with the

exception of the front bay window which will have a very minimal projection beyond this. The existing flat roof above the porch and garage will be replaced with a mono pitch roof which will span the entire width of the house. There have been other single and double storey front extensions in the road and there are several porches with similar monopitched roofs, so the proposed extension will not harm the character of the area.

The extension is suitably designed with brickwork to match the existing and the replacement of the existing flat roof will serve as a visual improvement.

The proposal is suitably designed and modest in scale. It is not considered to harm the existing streetscene as there are similar and varying types of front extensions in existence already.

The proposal is therefore considered compliant with CS19 of the Local Plan Core Strategy 2014.

Amenity of Future Occupiers

The proposal will allow for a larger dining area and so the proposal is deemed compliant with CS19 of the Local Plan Core Strategy 2014 as it safeguards the amenity of future occupiers.

Neighbouring Amenity

The proposal is not liable to impact light outlook or privacy of the adjoining property known as No. 7 Chestnut Lane as the extension is set on the northern flank and this property is situated to the southern side. The pitched roof is also not liable to result in impact as No.5 Chestnut Lane is set behind this property and so the changes will only be visible when standing on the front drive area.

No 3 Chestnut Lane is situated behind the application site. The extension will be situated next to the garage of this property so any impact which may occur would be to a part of the property which is not habitable and so there are no concerns in terms of loss of light or outlook to this property. Furthermore there will be no impact on the privacy of this property as there are no windows proposed in the flank elevation.



The proposal safeguards the amenity of neighbouring properties and is therefore compliant with CS19 of the Local Plan Core Strategy 2014.

Parking and Highways

The proposal will result in the loss of some of the front garden area however this is minimal and post development there will still be a garden depth of approx. 8.6m whilst retaining a garage space and so there are no concerns in this regard.

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 AONB or the Vigo Scarptop Woodlands Landscape Character Area.

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	3rd November 2021	Dated:	2 December 2021