

Delegated Report

Householder Planning Application

Planning Application No: 20230082

Location: 19 The Street Cobham Gravesend Kent

Description: Demolition of existing conservatory with replacement single storey side extension with a covered patio

Applicant: Mr Nicky Jones

Site Visit Date: Desktop

Submitted Documents/Plans

- Application form;
- Drawing no. 001 Rev. A – Block Plan and Location Plan;
- Drawing no. 002 Rev. A Proposed Block Plan;
- Drawing no. 003 Rev. A – Existing Plans and Elevations;
- Drawing no. 004 Rev. A – Proposed Plans and Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20091010	Erection of two storey rear and single storey side extensions to form garage, utility room and enlarged living room at ground floor level with two bedrooms at first floor level and conversion of the detached garage into a study.	Permitted	11.02.2010
20041079	Erection of a car port at the side linking to the existing garage and erection of a conservatory at the rear.	Permitted	09.02.2005
20030782	Retention of the conversion of the attached garage into an habitable room.	Permitted	15.10.2003
19960502	Erection of two storey front extension to form breakfast room at ground floor level with bedroom over; erection of front porch and conversion of police office at the side into a residential garage incorporating the erection of a rear extension and alterations to the front elevation.	Permitted	04.10.1996
19530196	Erection of two police houses with joint office and two garages.	Permitted	16.01.1954

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
- TC7 – Other Archaeological Sites

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
- 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- 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);
- Householder Extensions/Alterations Design Guide (2021);
- Gravesham Landscape Character Assessment (2009)
- Kent Downs AONB Management Plan (2014).

Consultations, Publicity and Representations

Consultees

No response from:

- GBC Conservation Officer
- Cobham Parish Council

Neighbouring properties

7 surrounding properties were consulted plus site and press notices – overall consultation expiry date was 3 march 2023 – no responses received.

Officer's Analysis

The application site consists of a detached dwelling on the southern side of The Street. It is situated in a Rural Settlement Inset From the Green Belt, Area Of Outstanding Natural Beauty, Ashenbank And Cobham Parkland Landscape Character Area, Cobham Conservation Area and an Area of Archaeological Potential.

The principle considerations in the assessment of this application are:

- Principle
- Design, Character and Appearance including Heritage

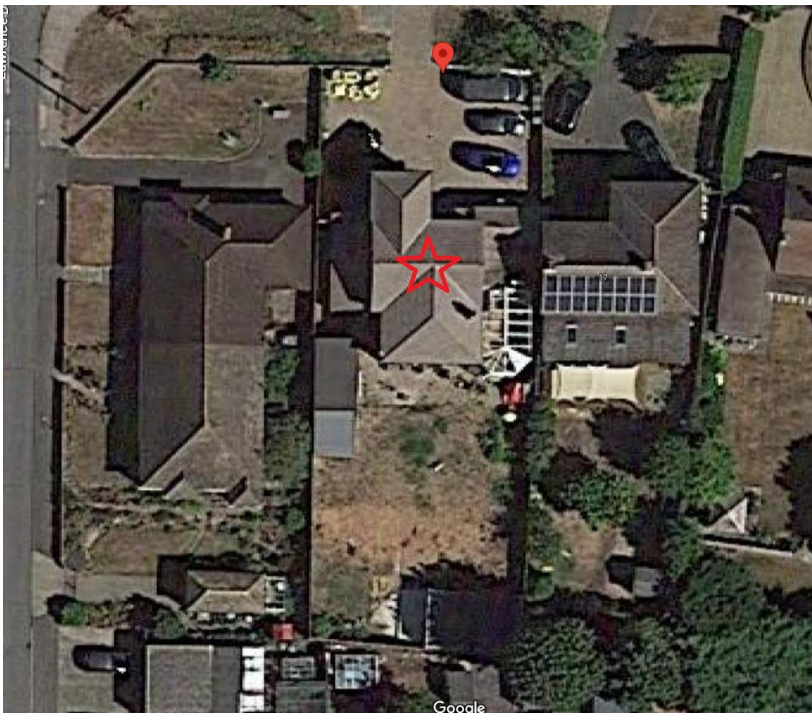
- Impact on AONB and Landscape Character
- Amenity of Occupiers
- Neighbouring Amenity
- Archaeological Impact

Principle

Policy CS02 (LPCS) states that in the rural area, development will be supported within those rural settlements inset from the Green Belt and defined in the Policies Map. This is a proposal for an extension to an existing dwelling in the Rural Settlement Inset from the Green Belt of Cobham and as such the proposed development is acceptable in terms of principle. The proposal must now be looked at in terms all of principle considerations to see whether it is acceptable with regards to them.

Design, Character and Appearance including Heritage

As stated the site consists of a large detached dwelling situated in the rural settlement of Cobham. It is seen in the below images:



The dwelling has been extended with a number of different extensions – a two storey front extension, extension to the rear of the original garage and a front porch was added (ref. 19960502). The garage was converted into a habitable room (ref. 20030782). A conservatory was added under ref. 20041079. Lastly a two storey rear extension, single storey side extensions and conversion of the detached garage into a study under ref. 20091010.

This proposal involves the removal of the conservatory and erection of a single storey rear extension. A covered patio area is also proposed across the rear of the property and the proposed extension. This is demonstrated in the below existing and proposed floor plans and elevations:

Existing



Proposed



The existing conservatory is 6.5m in depth, 3.8m in width and 3.3m in height. The proposed extension would be 5.8m, in depth, 4.1m in width and 3.6m in height. It would therefore be 700mm less in depth,

300mm greater in width and 300mm greater in height. To all intents and purposes the proposed extension would be a very similar size to the conservatory it would replace and would actually be of less depth, bringing it just short of the main rear wall of the dwelling. It would also lead to a more joined up appearance to the dwelling at the rear with a brick built extension to match the rest of the dwelling. The covered patio area would be a lightweight structure being supported on posts with a mono pitched roof covering. Both the extension and roof covering are considered to respect the character of the host dwelling. Due to the location of the extension at the rear and not visible from The Street there are no issues regarding streetscene and no impact on the Conservation Area, the character and appearance of which would be preserved. In respect of design, character and appearance including heritage the proposal is considered compliant with Policies CS19 and CS20 (LPCS) and saved Policy T3 (LPFR).

Impact on AONB and Landscape Character

The site is situated in the Kent Downs AONB and the Ashenbank And Cobham Parkland Landscape Character Area.

Paragraph 176 of the NPPF (2021) states that great weight should be given to conserving and enhancing landscape and scenic beauty in AONB's which amongst others have the highest status of protection in relation to landscape and scenic beauty. The conservation and enhancement of wildlife and cultural heritage are also important considerations. The scale and extent of development in these areas should be limited.

Policy CS12 (LPCS) states that the overall landscape character and valued landscapes will be conserved, restored and enhanced. The greatest weight will be given to the conservation and enhancement of the landscape and natural beauty of the Kent Downs Area of Outstanding Natural Beauty and its setting.

The AONB Management Plan has a number of relevant policies including:

SD1 – the need to conserve and enhance the natural beauty of the AONB

SD2 – the local character, qualities and distinctiveness of the AONB will be conserved and enhanced in the design, scale, setting and materials of new development

SD3 – new development will be opposed which disregards the primary purpose of the AONB

SD9 – the particular historic and locally distinctive character of rural settlements and buildings of the AONB will be maintained and strengthened; new developments will be expected to apply appropriate design guidance and to be complimentary to local character in form, setting, scale, contribution to settlement pattern and choice of materials

BD5 – Protection, conservation and extension of Kent Downs priority and distinctive habitats and species will be supported and the local plan process and planning decisions

WT1 – Threats to the existing extent of woodland and transitional habitats around woodland will be resisted.

The site is situated in the West Kent Downs Character Area, Cobham Sub-area in the Landscape Assessment in the Kent Downs AONB. Recommendations include protecting historic features of the landscape, (Listed Buildings and Conservation Areas) but also the historic hedgerows, farms and lanes which have formed the fabric of the landscape for centuries and ensure that any new development around historic villages respects the scale, layout, massing and materials of existing buildings, and also their relationship with the landform. Landscape proposals should reflect local character using appropriate form, structure and species.

The Gravesham Landscape Character Assessment states the key characteristics of the Landscape Character Area are slightly undulating topography with a strong presence of manmade landform, large parkland trees, two large areas of dense ancient woodland, a traditional village centre, typical of North Kent landscape and native hedgerows and three bar wrought iron and timber fencing.

The proposal would result in the replacement of existing built form (i.e. the conservatory) with a single storey extension which would be of very similar size and indeed of less depth. The proposal would not result in an increased prominence of the existing dwelling which is situated in a built up area of the rural

settlement of Cobham. It is therefore considered the proposal would preserve the natural beauty of the AONB and would protect the local landscape character. As such in respect of the AONB and landscape character, the proposal is compliant with Policies CS12 and CS19 (LPCS) and in line with paragraph 176 of the NPPF (2021).

Amenity of Occupiers

Due to the proposed extension being of very similar size to the existing extension and indeed of less depth, the proposal would not affect the size of the private garden area. The resultant garden area and rear garden depth would still exceed the minimum garden area and rear garden depth standards for a dwelling with four or more bedrooms as set out in SPG2 (2020).

In respect of the amenity of occupiers the proposal is considered compliant with Policy CS19 (LPCS).

Neighbouring Amenity

Due to the scale of the proposed extension which would be of less depth than the existing conservatory it would replace and bring it in line with the rear wall of the neighbouring property to the east, no. 17 The Street, there would be no impact on. 17 The Street with regards overshadowing or loss of outlook; . The proposed covering for the patio area would add 2.9m of additional built form and would extend this distance beyond the rear elevation of no. 17. However the patio covering would be an open structure supported on posts and it is considered it would not cause any impact on the nearest opening on the rear of no. 17 with regards overshadowing or loss of outlook. The extent of projection beyond the rear of no. 17 would be 2.8m. There is one small window proposed in the east flank elevation of the proposed extension but given the extent of glazing in the east flank of the existing conservatory, this window would a much reduced level of glazing in that elevation and the window would in any case serve a wc.

Due to the siting and scale of the proposed extension and patio cover, it would could not cause any impact on the neighbouring property to the west, Sunalta.

In respect of the amenity of neighbours the proposal is considered compliant with Policy CS19 (LPCS).

Archaeological Impact

The site is located in an area of Archaeological Potential but given the construction of the existing conservatory it is unlikely that the proposal would have a significant below-ground archaeological impact and it is therefore considered there is not any need for any archaeological work or watching brief condition in this case, should permission be forthcoming. In respect of archaeological impact the proposal is considered compliant with saved Policy TC7 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal is considered compliant with local and national planning policy.

Recommendation: Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>

Dated:	28th March 2023	Dated:	28th March 2023
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