

Delegated Report

Householder Planning Application

Planning Application No: 20240403

Location: 8 The Beeches Sole Street Cobham Gravesend

Description: Part demolition of existing side projection and erection of a part first floor and part two storey side extension, with a single storey rear/side extension.

Applicant: Mrs Amanda Ward

Site Visit Date: 04.07.24

Procedural Matters

Following the site visit and in accordance with the plans, the proposal indicated encroachment on neighbouring property, No. 10 The Beeches. As such, the application was made invalid as certificate B had not been signed and notice had not been served. In addition, the agent was made aware of the following concerns;

- The overall bulk and massing of the development, was considered excessive and almost gave the appearance of a row of 3 terraced houses
- The lack of set-back/set down and incongruous appearance of the proposed development
- The erosion of the characteristic gaps and spaces, between No.6 and the application property, which could also result in a sense of enclosure
- The dominating appearance of the proposed development that can be considered to detrimentally impact the street scene
- The flat roof element, which is contrary to GBC design principles
- The garage width (which the plans show is being increased) is substandard

Whilst the application was invalid, the plans were amended to show no encroachment on the neighbouring property. In addition, the design of the proposal was amended. Whilst it is not common practice to completely redesign a proposal after being made deficient, on this occasion, the plans were accepted by the Local Planning Authority and reconsultation was carried out.

Submitted Documents/Plans

Application Form;
Block Plan – Existing (received on 02.08.24);
Block Plan – Proposed (received on 02.08.24);
OS Plan (received on 02.08.24);
Drawing No. 24/02/03 01 A – REVISED Ground Floor Plan as Existing;
Drawing No. 24/03/03 02 REVISED First Floor Plan as Existing;
Drawing No. 24/02/03 03A – REVISED Ground Floor Plan as Proposed;
Drawing No. 24/02/03 04A – REVISED First Floor Plan as Proposed;
Drawing No. 24/02/03 05A – REVISED Elevations as Existing; and
Drawing No. 24/02/03 06A – REVISED Elevations as Proposed.

Superseded Documents/Plans

~~First Floor Plan – Proposed (received on 16.05.24);~~
~~Block Plan – Existing (received on 07.05.24);~~
~~Application Form (received on 03.05.24);~~
~~Block Plan – Proposed (received on 03.05.24);~~
~~Site Location Plan (received on 03.05.24);~~
~~Drawing No. 24/02/03/4A – First Floor Plan – Proposed;~~
~~Drawing No. 24/02/03 – First Floor Plan – Existing;~~
~~Drawing No. 24/02/03-01 – Ground Floor Plan – Existing;~~
~~Drawing No. 24/02/03-02 – First Floor Plan – Existing;~~
~~Drawing No. 24/02/03-03 – Ground Floor Plan – Proposed;~~
~~Drawing No. 24/02/03-03 – Ground Floor Plan – Proposed (received on 16.05.24);~~
~~Drawing No. 24/02/03-04 – First Floor Plan – Proposed;~~
~~Drawing No. 24/02/03-04 A – First Floor Plan – Proposed (received on 17.05.24);~~
~~Drawing No. 24/02/03-05 – Elevations – Existing;~~
~~Drawing No. 24/02/03-06 – Elevations – Proposed;~~
~~Drawing No. 24/02/03-1A – Ground Floor Plan – Existing;~~
~~Drawing No. 24/02/03-3A – Ground Floor Plan – Proposed;~~
~~Drawing No. 24/02/03-5A – Elevations – Existing;~~
~~Drawing No. 24/02/03-6A – Elevations – Proposed; and~~
~~Drawing No. 24/03/03-01 – Ground Floor Plan – Existing.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
19880353	Erection of single storey rear and side extension to form an enlarged kitchen.	Permitted	27.06.1988

Development Plan

Gravesham Local Plan Core Strategy (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 (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)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed and Beautiful Places

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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Local ward Councillors

No comments received.

Cobham Parish Council

Cobham Parish Council have no objection to this application.

Neighbouring properties

Five surrounding properties were consulted and one response was received. The response formed part of the original round of consultations and raised concerns with the position of the proposed extension along the shared boundary. As aforementioned above, the plans have since been amended and the proposal is shown to be within the application site boundary. No further neighbour representations were received as part of the reconsultation process. The overall reconsultation period expired on 30.09.24.

Site Description

8 The Beeches is a detached two storey property fronting the southern side of the cul-de-sac.

Site Photo

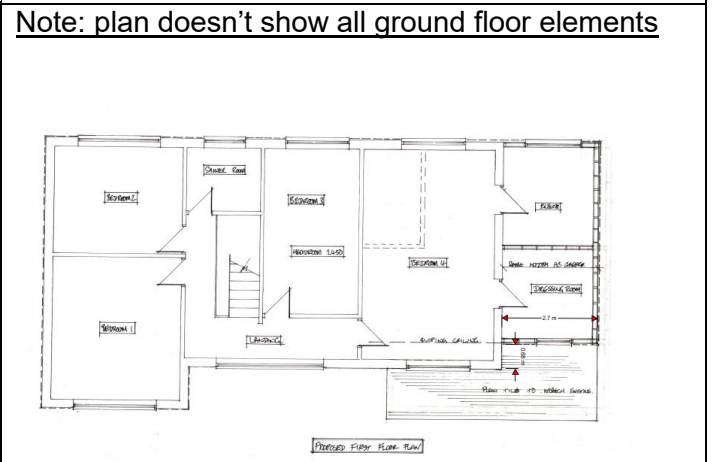
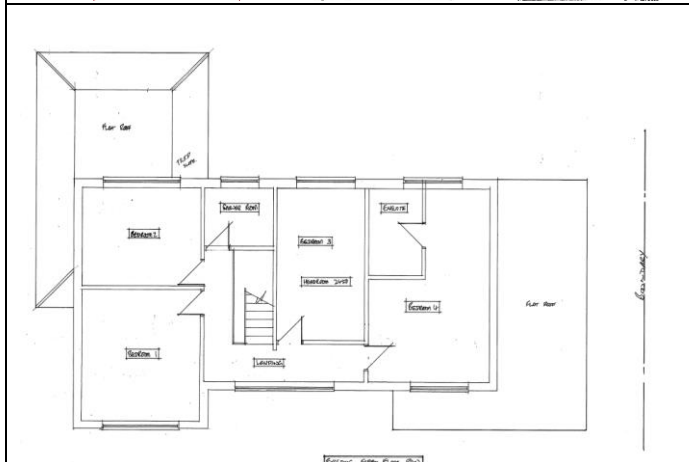
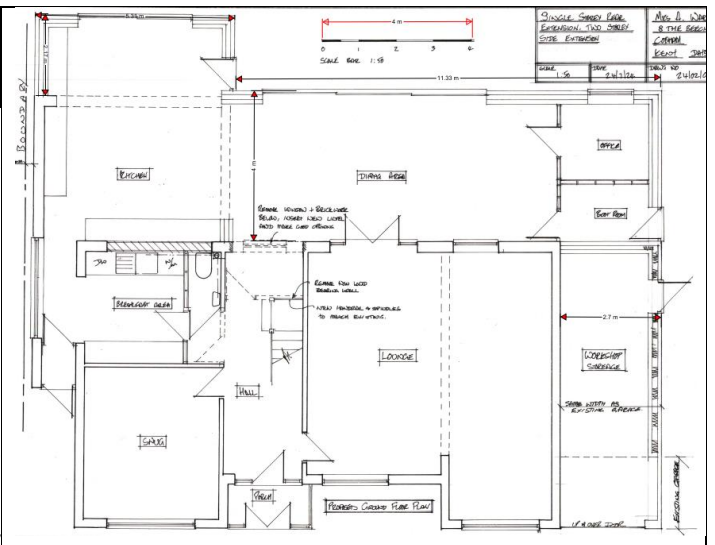
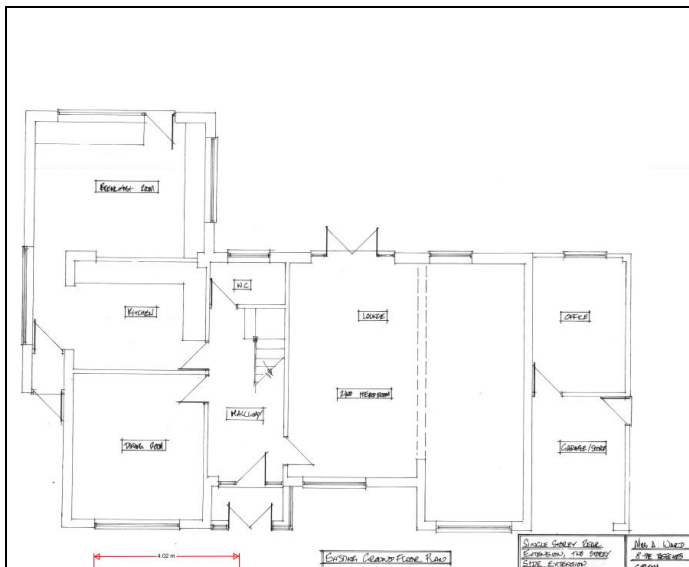
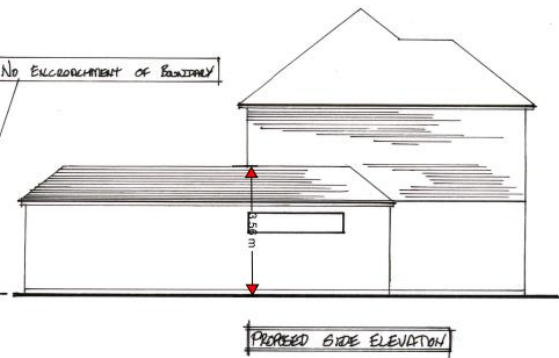
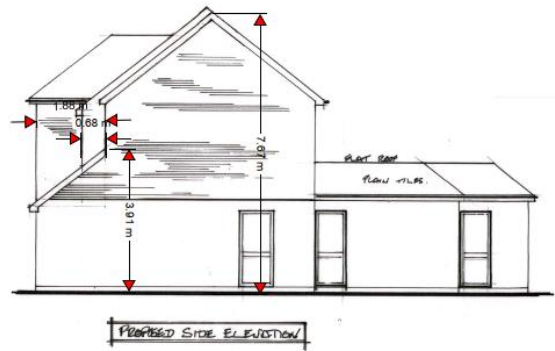


This application proposes: part demolition of existing side projection and erection of a part first floor and part two storey side extension, with a single storey rear/side extension. In addition, there would be a new canopy style pitched roof at ground floor level over the existing front projection, and a new (altered) pitched roof to the existing side/rear extension along the shared boundary with No.10 The Beeches.

Proposed Development

The development would create space for internal layout changes. At ground floor level a new workshop storage area would be created, along with a snug and boot room. At first floor level, a larger en-suite would be created, along with a dressing room. The dimensions are indicated below:





Note: plan doesn't show all ground floor elements

Officers Analysis

Design, Character and Appearance and Impact on the Landscape Character Area

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well-designed and beautiful places) of the NPPF (2023) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Policy CS12 (LPCS) (2014) seeks to protect the green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced. Paragraph 180 of the NPPF 2023 seeks to protect and enhance such valued landscapes.

Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.*

Extensions

As evidenced by the planning history of the site, the property has been previously extended. Notwithstanding this, in situ, the proposed extensions are not excessive in bulk and mass, and are considered to be subservient to the host dwelling.

The first floor/two storey element of the proposal would comprise of a gable end (to emulate the existing), be set down from the main roof, with the eaves being no higher than the highest eaves on the existing dwelling. In addition, it would be set in from the front elevation and would not extend past the rear elevation at two storey level.

The single storey rear/side extension would have a staggered appearance and would connect to the existing rear/side extension. It would span the entire width of the dwelling and would have a part pitched/part flat roof. The extension would be located to the rear of the property and would not be visible from the street scene.

In addition, a canopy style roof would be installed at ground floor level across the front projection, and roof alterations would be carried out to the existing side projection facing No.10. The mixed roof forms are not largely different to the existing situation, and this is not considered to harm the character and appearance of the dwelling or street scene. Furthermore, it is considered that the new canopy roof to be installed along the existing front projection would be an improvement on the existing flat roof, and would serve to soften the development as a whole.

Spaces in and around property

Although the development would result in some infill of the space in and around the property, the first floor/two storey element of the proposal has been designed to be set down from the main roof and set in from the front elevation. In addition, a gap remains between the development and neighbouring property, No.6. In addition, a small gap is indicated on the plans between No.8 and the single storey rear/side projection/extension. On balance, this is considered to be acceptable.

Materials

In respect of materials, the application form states the works would be carried out using brickwork, tiling and PVC windows and doors. For the avoidance of doubt, a condition can be added to the decision notice to ensure the proposed external materials would match the existing, to secure an acceptable visual

relationship between the new development and the existing dwelling.

Landscape Character Area

The site lies within the Meopham Downs Landscape Character Area, which is characterised by gently undulating topography with a mix of arable and pasture farmland, three large settlements located along the A227 and traditional architecture surrounding village greens providing local vernacular. In situ, the proposed development within the residential area, is not considered to detrimentally impact the Landscape Character Area.

Overall

Overall, the proposals are considered to be acceptable and to accord with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2023.)

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth along with room size requirements. In terms of garden area, the resultant garden area satisfies these requirements.

In terms of room sizes, the proposal exceeds the requirements. Although boot rooms, snugs, workshop storage, offices and dressing rooms are not included within the guidelines, it is considered that the proposal provides more than sufficient space.

Therefore, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2023).

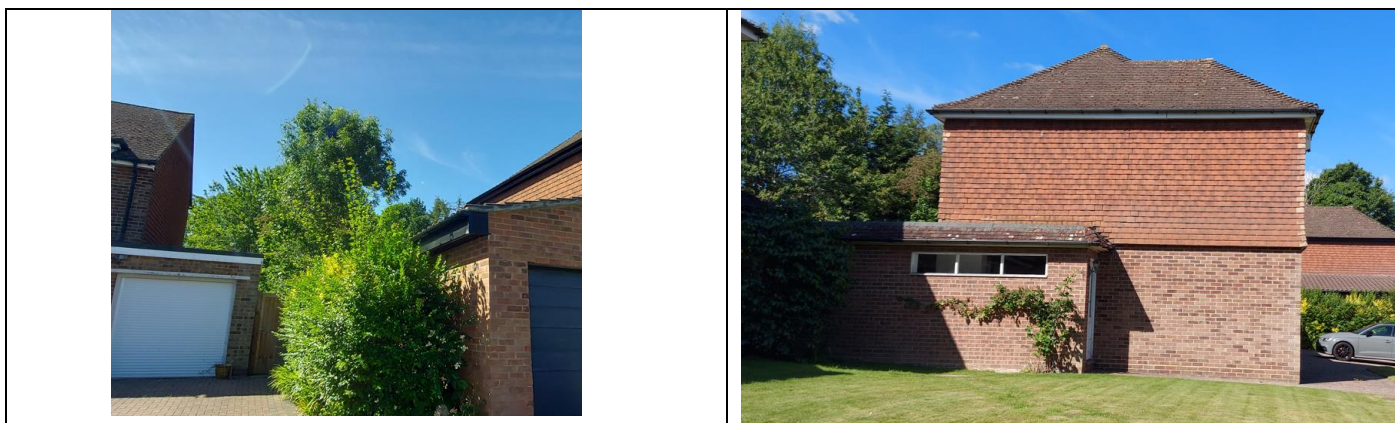
Neighbouring Amenity

No neighbour responses were received as a result of the reconsultation carried out for this application. Neighbouring amenity is assessed in terms of loss of light, loss of privacy, loss of outlook or development causing a sense of enclosure.

There would be no new windows in the flank elevations of the development (only doors at ground floor level). In addition, the new windows at first floor level would not detrimentally impact neighbouring privacy. Furthermore, the proposal, in situ would not be considered to detrimentally impact neighbouring amenity in terms of loss of light, loss of outlook or cause a sense of enclosure.

Site Photos





Overall, the development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2023).

Parking and Highways

The plans show no increase in bedrooms, however, the area currently used as a garage/office would be used as a workshop storage area.

SPG4 KCC Parking Standards (2006) states that the minimum internal size for a single garage is 5.5m in length x 3.6m in width. At 2.54m x 3.49m, the existing garage is substandard and is therefore unlikely to be used as a parking space for a modern car. In addition, it is noted the property benefits from an existing hardstanding area. As such, it is considered that there is no change to the existing situation and sufficient off-street parking provision is provided post development, in accordance with with SPG4 KCC Parking Standards (2006).

Any Other Material Planning Considerations

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 3 area, however, the proposal would be unlikely to be impacted by this constraint.

Contamination

There could be some contamination in terms of oil and other contaminants derived from garage use. If planning permission were to be forthcoming, a watching brief condition can be included on the decision notice.

Workshop Storage

It should be noted that the workshop storage area as indicated on the plans should only be used incidentally to the main dwelling house. Any commercial or business use would not fall under the remit of a householder planning application and a separate application for full planning permission would be required.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy.

The proposed development, subject to conditions, is considered acceptable in terms of design, character, appearance and impact on the Landscape Character Area. In addition, it is considered to safeguard the amenity of future occupiers and neighbours. Furthermore, the proposal provides sufficient off-road parking provision.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	22nd October 2024	Dated:	23rd October 2024