



Delegated Report

Householder Planning Application

Planning Application No: 20230416

Location: 2 Manor Court Cobham Gravesend Kent

Description: Demolition of existing conservatory and erection of a single storey side and rear extension.

Applicant: Mr P Whitmore

Site Visit Date: 16th June 2023

Submitted Documents/Plans

- Application Form
- Drawing No: S04 Rev 2 (Proposed Plans and Elevations)
- Drawing No: S03 Rev 2 (Existing Plans and Elevations)
- Drawing No: S02 Rev 1 (Proposed Block Plan)
- Drawing No: S01 Rev 1 (Existing Block Plans)

Superseded

- ~~Drawing No: S03 (Existing Plans)~~
- ~~Drawing No: S04 (Proposed Plans and Elevations)~~

Relevant Planning History

Reference	Description	Outcome	Decision Date
19920557	Demolition of existing dwelling and erection of 4 detached two storey dwellings each with detached double garage and construction of cul-de-sac road and shared driveway.	Permitted	22.02.1993
19880418	Erection of 4 no. detached two storey dwellings with associated garaging and laying out of cu-de-sac	Permitted	24.04.1989
19750779	Outline application for the erection of two dwellings	Withdrawn	09.03.1976

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- 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

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)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Cobham Parish Council

No comments received.

Neighbouring properties

The application was advertised by way of to 6 surrounding properties. The consultation period expired on 25th May 2023 and one objection was received.

The main points raised in the objection were:

- The proposed side extension would cause overlooking and impact privacy and daylight.
- Impact relating to the construction phase.
- It was felt that if the extension was relocated further back then this would be more acceptable.

The point relating to the impact from the construction phase is not a material planning consideration, however should permission be forthcoming a condition would be imposed to restrict the hours of construction and anything which breaches any of the construction hours can be investigated by the Council's Environmental Protection team.

Analysis

Proposal

The proposal seeks the demolition of the existing conservatory and the erection of two single storey side

and two single storey rear extensions.

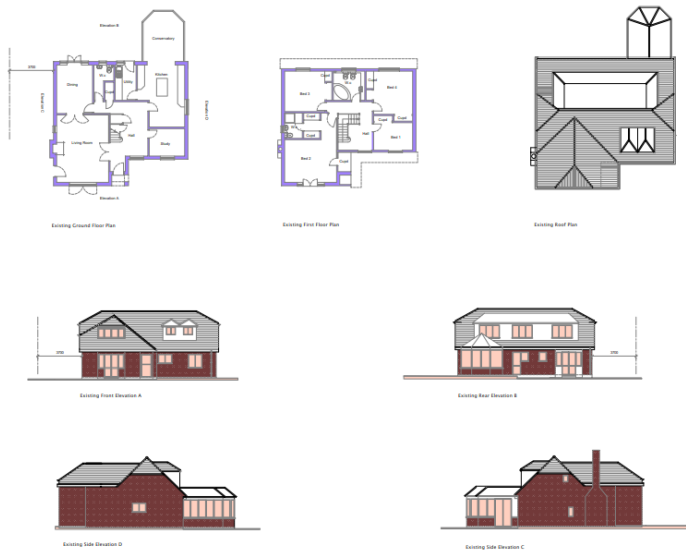
To the south eastern flank elevation the single storey side extension will project 1.2m and span 5m, it will be finished with a mono pitch roof which will have a height of no more than 2.8m. The extension will be constructed using brick to match the host dwelling and will comprise four sky lights, it will serve as an extended part of the kitchen area.

To the north western flank elevation the proposed single storey extension will project 3m, span 10m with a maximum height of 3.5m, this extension will include a window in the front elevation which will serve a living room, a further window in the flank elevation to serve a bedroom and an internal door in the rear elevation which will allow for access into the proposed single storey rear extension. The extension will include five roof lights, a mono pitch roof and will be constructed using materials to match the host dwelling.

To the rear the single storey rear extension situated to the North will project 3m from the rear elevation and span 6.5m, it will have a maximum height of 2.8m and will be finished with a flat roof which will include three sky lights and a bifold in the rear and eastern elevations, it will serve a dining area.

The second rear extension will be smaller and will be constructed in place of the former conservatory, it will project 3.m and span 4.4m with an overall height of 2.8m, it will include two roof lights and two bifolds of which one will be in the rear elevation and the other in the western elevation, this will be utilised as an extended kitchen area.

Existing Plans and Elevations



Proposed Plans and Elevations

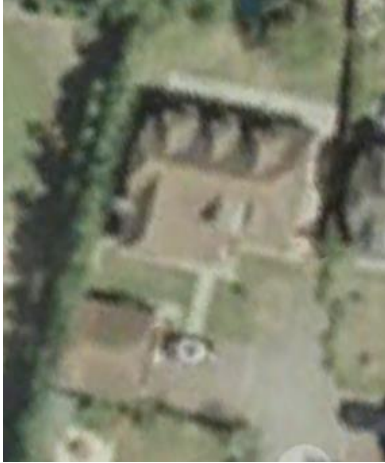


Character and Appearance

The application site is a detached chalet bungalow situated in a cul de sac which has four dwellings which were constructed in the 1980s.

The application site has no previous planning history in terms of extensions to the dwelling, however google images show that the original three rear dormers have been replaced with one large rear dormer at some point between 2003 and 2007, which means that the development would be immune from enforcement action as it has become lawful through the passage of time.

Aerial Images from 2003



Aerial Images from 2007



The site is situated in a secluded spot and is screen by mature trees which surround it.

Front elevation



Rear elevation



The proposed development shows some alterations to the fenestration in the front elevation which concerns the front door of the property, it will be replaced with what appears to be two floor to ceiling window panes, this alteration will result in a slight increase to the glazed frontage, however this could be done without the benefit of planning consent as the dwelling does not have any planning conditions which prohibit such alterations.

Existing



Proposed



The proposed single storey side extension to the west does proposes grid fenestration which is not in keeping with the host dwelling and has juxtaposing patterns, however a side extension can be constructed without the benefit of planning permission and on balance this would be considered acceptable.

The single storey rear extension situated to the northern side will be adjoined to the single storey side extension and is deemed an acceptable addition to the dwelling.

The proposed single storey rear extension which will replace the existing conservatory is considered to be modest and acceptable in terms of design and scale.

The single storey side extension located to the south east is also modest and could be constructed without the benefit of planning permission.

The proposed extensions will introduce a significant amount of bulk to the original dwelling however the majority of the works could be constructed without planning permission and so there needs to be a balanced approach when determining this application.

The proposed extensions on balance are considered acceptable and compliant with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

Amenity of Future Occupiers

Post development there will be adequate garden space to serve the needs of the property. The proposed bedroom is compliant with the national technical standards in terms of its size.

However, the proposed bedroom in the western single storey side extension at ground floor level will be served by a window which be positioned some 0.75m from the fence and will face directly towards the private amenity space of the neighbouring property at No. 20 Manor Road.



This bedroom would have poor levels of outlook and dominance from the close presence of the boundary fence of No 20 Manor Road, however the extension could be built without planning consent and so a refusal would not be balanced on this occasion. The room will also be served by roof lights which will maximise natural light, despite the close proximity to the fence.

Neighbouring Amenity

The application property is positioned between No. 3 Manor Court to the East and No. 20 Manor Road to the West.

The proposed single storey rear extensions are not considered to harm light, outlook or privacy to the neighbouring properties due to their siting and there are no windows proposed in the flank elevations.

The side extension located to the south east which faces towards No. 3 Manor Court does not have any windows proposed in the flank elevation, it would therefore not harm the privacy of this property. Furthermore due to the scale of this development and the path of the sun it would not reduce light levels to this property. During an officer site visit it was also noted that there is a fence in place between the application site and No. 3 which would protect privacy.



The proposed side extension positioned to the western side of the dwelling includes a window serving a bedroom in the flank elevation which faces directly towards the private amenity space of No.20 Manor Road. There is currently a fence and some trees to offer screening so the privacy of this property would be adequately maintained.



The comments submitted have been duly considered and assessed in relation to the proximity of neighbouring properties. The proposed extensions adequately safeguard the amenity of neighbouring properties and is therefore compliant with the requirements of SPG2 – Residential Layout Guidelines (2020).

Parking and Highways

The proposal would result in an increase to the number of bedrooms, however there is sufficient parking to serve the needs of the development.

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 Meopham Downs 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.

It is considered that this development would not be detrimental to the Meopham Downs Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

The application is recommended for permission.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	04/08/2023	Dated:	04 August 2023