



Delegated Report

Householder Planning Application

Planning Application No: 20211136

Location: 14 Scratton Fields Cobham Gravesend Kent

Description: Demolition of existing garage, erection of a single storey rear extension, erection of a single storey side extension and erection of a front porch.

Applicant: Mr Palwinder Singh Tehara

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form Received 15/09/2021
- Drawing No: DKM/7400/03 (Proposed Block Plan) Received 15/09/2021
- Drawing No: DKM/7400/02 (Existing Block Plan) Received 15/09/2021
- Drawing No: DKM/7400/11 (Existing Plans & Elevations) Received 15/09/2021
- Drawing No: DKM/7400/01 (Site Location Map) Received 15/09/2021
- Drawing No: DKM/7400/13 (Proposed Plans & Elevations) Received 15/09/2021

Relevant Planning History

Reference	Description	Outcome	Decision Date
19970247	Conversion of integral garage to a dining/reception room.	Permitted	12.09.1997
19810173	Erection of two storey side extension to form a garage with bedroom at first floor level and single storey rear extension to form enlarged lounge	Permitted	14.04.1981
20211135	Application for a Lawful Development Certificate in respect of the proposed erection of a rear dormer, installation of front rooflight and conversion of the roofspace to form habitable rooms.	Certificate Granted	01.10.2021

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

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

KCC Heritage

No Objections

Highway Development Management Officer

No Objections

Cobham Parish Council

No comments received.

Neighbouring properties

The application was advertised by way of letters to Six surrounding properties. The consultation period expired on 19th October 2021 and no comments were received.

Analysis

Proposal

The proposal comprises three separate elements. The first is the erection of a front porch. The porch will span some 3.9m across the front elevation with a depth of approx. 2.2m, it will be finished with a dual pitched roof and have an overall height of approx. 3.8m. The porch will include two windows and a door in the front elevation and a window in the Western Elevation.

There will be a single storey side extension which will project approx. 4.6m from the Western elevation, it will have a depth of some 8.3m and an overall height of approx. 3.7m. The roof will comprise of a flat element which will be pitched at the front and rear elevation. The side extension will be of an irregular triangular shape and include a window and a door in the front elevation. It will serve a utility and laundry room and a plant room.

To the rear there is a single storey rear extension which will span approx. 14.8m with an overall height of

3.8m and a depth of approx. 2.2m. This extension will be finished with a mono pitched roof which will have four roof lights and two bifold doors in the rear elevation. The extension will be joined to the side extension. The creation of the rear extension will allow for a large open plan kitchen/diner and living space.

It is also noted that the proposal will result in the removal of existing fenestration at first floor and mid-level and the plans indicate that a window is proposed in the western elevation to serve a bathroom at first floor level. However this window is already existing and does not require any assessment as part of this application.

Character and Appearance

The application property is a semidetached house in use as a single family dwelling. The property has been previously extended by way of a two storey side extension and a single storey rear extension under reference 19810173. A further permission to convert the side garage which was granted under 19810173 into a habitable room was permitted under reference 19970247. A lawful development certificate has recently been granted under reference 20211135.

The front porch will replace an existing modest porch which measures some 1.8sqm, the proposed porch will measure some 6.6sqm. The proposed porch will be larger than the existing porch however on balance it is considered acceptable.

The proposed single storey side extension will replace an existing garage and incorporate the existing ground floor side extension. The side extension will be a further extension to the existing two storey side extension and when added to the existing side extension the proposed side extensions have a combined width of approx 7.7m. Whilst the extension is considered large when including the width of the original house, a refusal is not considered sustainable at appeal level.

The single storey rear extension will be of a similar projection to the existing single storey rear extension. The monopitched design will complement the host dwelling. The proposed rear extension is a subservient addition to the dwelling and so there are no concerns in this regard.

The extensions will also result in the loss of some hedging and trees which run along the western boundary and serve as boundary treatment between No.s 14 & 15. In order to ensure there is sufficient boundary treatment a condition will be imposed to ensure this is installed prior to first occupation.

Furthermore the proposal seeks to place lighting to the front and rear of the property at the proposed exits points. Whilst planning permission is generally not required for lighting should permission be forthcoming a condition will be imposed in this instance to ensure that the proposed lighting will not impact neighbouring properties in terms of light pollution

The proposed extensions are acceptable and compliant with CS19 of the Local Plan Core Strategy 2014.

Amenity of Future Occupiers

Post development the site will have a garden size of some 72sqm which is compliant with the council's adopted standards.

Therefore the proposal safeguards the amenity of future occupiers.

Neighbouring Amenity

The proposal is not liable to impact the amenity of the adjoining property known as No13. Scrattionfields as there are no windows proposed in any flank elevation which could impact neighbouring privacy. In terms of outlook and light, the proposed single storey rear extension is modest in scale and will not result in an increase to the existing footprint of the existing extension and so the proposal safeguards the amenity of this property.

Due to the positioning of the properties there is no harm to the outlook or light received to this property. However the loss of the soft landscaping which appears to serve as boundary treatment could impact the privacy afforded to the rear garden of the neighbouring property and so the proposal may impact the privacy of the neighbouring property but this will be addressed by way of a condition which will seek the installation of boundary fencing.

Parking and Highways

Post development there is sufficient parking amenity to the front of the property and so the proposal is acceptable 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 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 proposed extensions are considered acceptable and permission is recommended subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	22 nd October 2021	Dated:	26th October 2021