



Delegated Report

Application No: 20211027

Location: Santana Watling Street Gravesend

Description: Demolition of existing bungalow and erection of a 6 bedroom detached dwelling.

Applicant: Mr Torr

Site Visit Date:

Submitted Documents/Plans

The application comprises the following documents and plans:

Application form received 13 August 2021.
Drawing no. 03 (existing elevations) received 13 August 2021.
Drawing no. 05 (proposed loft and roof plans) received 13 August 2021.
Drawing no. 04 (proposed ground and first floor plans) received 13 August 2021.
Drawing no. 08 (existing and proposed street scene) received 13 August 2021.
Drawing no. 07 (proposed elevation and block plan) received 13 August 2021.
Drawing no. 02 (existing loft and roof plans) received 13 August 2021.
Drawing no. 01 (existing ground floor plan) received 13 August 2021.
Drawing no. 06 (proposed elevations) received 13 August 2021.

Relevant Planning History

19780913	Erection of single storey extension to existing garage at the front	Permission	20.11.1978
19770472	Erection of extension at first floor level to form two additional bedrooms	Permission	11.08.1977
19490359	Erection of a dwellinghouse	Permission	20.06.1950

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Design & Development Principles

Paragraph 33 of the National Planning Policy Framework (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) generally conform with the National Planning Policy Framework (2021), the Council will also seek to replace these saved policies via the emerging Local Plan.

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

- P3 – Vehicle Parking Standards

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)

Consultations, Publicity and Representations

Regulatory Services

We have no objection subject to the following comments. If permission is given, we would ask that the following conditions be applied:

Watching Brief

The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out

Code of Practice on Construction and Demolition

Please apply

Drainage/sewerage informative

The foul sewage shall be removed by means of the mains drainage system and not by the use of non-mains sewerage systems, unless connection to the drainage system is not reasonably practicable.

Smoke Control Informative:

The proposed development is situated in a smoke control area. As such, only authorised

smokeless fuels as listed in the Smoke Control Areas (Authorised Fuels) Regulations 1991 shall be burnt or fireplaces/appliances exempted by Smoke Control (Exempted Fireplaces) Orders shall be utilised. Exempt appliances are appliances (ovens including pizza and tandoori ovens, wood burners and stoves) which have been exempted by Statutory Instruments (Orders) under the Clean Air Act 1993. These have passed tests to confirm that they are capable of burning an unauthorised or inherently smoky solid fuel without emitting smoke. They must be fitted and used according to manufacturer's instructions and they can only be used for the fuel for which they are designed.

When purchasing fuels and fireplaces the applicant should clarify with the vendor their suitability with respect to use in Smoke Control Areas. For further information, including confirmation that an appliance and/or fuel is suitable for use in a smoke control area, the applicant should contact the Council's Regulatory Services air.quality@gravesham.gov.uk.

Highway Development Management Officer

No highway objections; more than adequate space for vehicle parking to comply with adopted guidance/standards.

Would recommend a condition that prevents any boundary treatment or soft/hard landscaping above 1 metre within 2 metres of the carriageway. Similarly there should be no vehicle gates within 6 metres of the highway. This is to protect as far as is possible visibility splays and ensure if gates are installed, a vehicle does not have to wait on this narrow section of Watling Street whilst they are opened or closed, in the interests of the free flow of traffic.

Neighbouring properties

The application has been advertised by site notice and individual letters to 4 neighbouring properties.

No letters of representation have been received.

Analysis

Proposal

This application seeks planning permission for the demolition of existing bungalow and erection of a 6 bedroom detached dwelling.



EXISTING STREET SCENE - SCALE 1:200



PROPOSED STREET SCENE - SCALE 1:200

Character and Appearance

The application site is located within the urban area of Gravesham where the principle of extending dwellings or rebuilding is, in the main, acceptable. The application site is a detached chalet bungalow with a deep front projection and two dormers in the front roof. The properties either side are two storey dwellings and the street scene consists mainly of two storey, detached dwellings with boundary walls and of road parking to the front. To the south of the property screened by vegetation is the A2. In the main the properties have considerable amounts of planting and soft landscaping to the front.

The proposed detached dwelling will be considerably higher than the existing dwelling. Its roof will reach the same height as the pitch of the eastern property and will have a considerable amount of flat element to it. The width of the dwelling will be the same as the existing property however, its bulk will be considerably increased by the depth and height of the property. The new dwelling will be approx. 5m wider than the dwelling to the west and almost 3m wider than that to the east.

Whilst the footprint is not much larger, the internal floor area will increase by more than 100%, most of which is contained at the first floor and within the roof.

Policy CS19 of the Core Strategy states that new development will be visually attractive, fit for purpose and locally distinctive as well as integrating well with the surrounding local area. It will also take account of the scale, height, building lines, layout and materials of adjoining buildings.

The proposed replacement dwelling, due to its size and design would be considerably larger than that which it replaces. It will also be much larger at first floor than surrounding dwellings. In order to design such a house there is a large amount of flat roof at second floor level which further indicates overdevelopment.

The proposed block plan shows off road parking to the front of the dwelling and cycle spaces but gives no indication of any soft landscaping. There is considerable soft landscaping to the front of the dwelling and the replacement of this with all hardstanding would not be acceptable both in visual terms or in terms of biodiversity. Policy CS12 states that there will be no net loss of biodiversity in the borough. In the event of an approval a condition is recommended that a plan

showing hard and soft landscaping shall be submitted to the Local Planning Authority prior to driveway works taking place.

The proposed replacement dwelling, due to the scale and design with a flat roof, will result in a prominent building out of character with other dwellings within the street scene contrary to Policy CS19 of the Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

Amenity of Future Occupiers

All the habitable rooms contain windows located either to the front or the rear and therefore will contain sufficient outlook and daylight. There will be no overlooking of habitable room windows from neighbouring properties. The rear garden is large enough to serve a family dwelling and meets the adopted residential standards.

Neighbouring Amenity

Wayside is located to the east of the application site. This property has a cat-slide roof to the boundary with the site and a detached garage to the front. There are windows in the western roofslope that serve a bathroom and en-suite. As these are non-habitable rooms no concerns are raised with regards to look of daylight.

Newlands is located to the west of the application site and is a two storey detached dwelling with a garage build close to the boundary of Santana. There are no windows in the eastern flank of this building apart from high level rooflights. The proposed roof of the new dwelling will be pitched away from this property and therefore will have no detrimental impact on these windows. The proposed dwelling will have rooflights in the western slope which may result in perceived overlooking and therefore a condition would be recommended to ensure these are high level.

No other neighbour will be significantly impacted by the proposals in terms of amenity.

The proposals therefore accord with the objectives of Policy CS19 of the Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021.

Parking and Highways

The new dwelling has enough space to the front to accommodate sufficient levels of off road parking. Providing the proposed materials to be used are permeable and a condition is imposed to this effect no objections are raised on highways grounds.

Conclusion

The proposed replacement dwelling, due to the bulk, scale and design with an extensive flat roof at two storey together with the loss of the landscaping to the front, will result in a prominent building out of character with other dwellings within the street scene contrary to Policies CS12 and CS19 of the Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

Recommendation

Refuse

See draft Decision

Case Officer: AW	Team Leader: Richard Hart
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Signed: 	Signed: <i>R Hart</i>
Dated: 4 October 2021	Dated: 4 th October 2021

Gravesham Borough Council