



Delegated Report

Householder Planning Application

Planning Application No: 20211363

Location: 23 Castlefields, Istead Rise Gravesend Kent

Description: Partial demolition of existing rear conservatory and erection of new conservatory.

Applicant: Mr David Lumsden

Site Visit Date: Desktop Assessment.

Submitted Documents/Plans

- Site Location Plan;
- Existing Block Plan;
- Proposed Block Plan;
- General Arrangement Plans Showing Existing and Proposed Rear Elevations (Drawing no. 1266/02 Rev A);
- General Arrangement Plans Showing Existing and Proposed Side Elevations (Drawing no. 1266/03);
- General Arrangement Plans Showing Existing and Proposed Ground, first and roof plans (Drawing no. 1266/01 Rev A);
- Tree Survey Plan.

Relevant Planning History

Application Ref. No.	Description	Decision
20220008	Application for a Lawful Development Certificate in respect of the proposed erection of a replacement conservatory at the rear.	Withdrawn

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

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

Supplementary Planning Guidance

- Householder Extensions/Alterations Design Guide (2021);
- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- SPG 4 - KCC Parking Standards (2006).

Consultations, Publicity and Representations

Consultees

Ward Councillors

No comment

Environment Agency

No comment

KCC Heritage

No objection.

Neighbouring properties

8 surrounding properties were consulted on the application and the overall date of expiry was 4 February 2022. No comments have been received.

Officer's Analysis

Design, Character and Appearance

Site Description

The application site is a semi-detached property within a suburban residential area. The rear of the site slopes downwards and the existing rear extension is stationed on a brick platform in order to accommodate the sloping garden, but does not cover the full width rear elevation. To the northern side of the property, there steps leading from the lower level of the garden to the platformed area level with the existing conservatory.

Proposed Development

The proposal is for a partial demolition of the existing conservation and proposed to replace with a new

conservatory. While the description of the development refers to a new conservatory, however, the plans indicate that a new rear extension is proposed. The new development would extend the full width of the rear elevation of the host property.

Overall, the design is similar to the existing development, although, the plans have labelled the existing development as a sun lounge room, which is akin to a standard conservatory with a brick base due to the sloping garden. However, the depth of the existing conservatory measures at 2.4m while the proposed measures at 2.65m. The increase in depth results in a 0.25m difference compared with the existing conservatory and may not necessarily be considered a significant addition to cause detrimental harm.

The existing design/layout of the conservatory accommodates steps along the northern flank wall, which is preferable, as the existing conservatory does not extend the full width of the rear elevation. The design layout removes the steps from the rear wall, assuming because this increases the internal floorspace. Notwithstanding this, the steps have been relocated to the southern boundary shared with the adjoining neighbour at no. 21 Castlefields.

Due to the topography of the site and sloping levels of the garden, steps would be needed to reach the door of the new extension. The boundary fence shared with no. 21 is slightly over a metre and the neighbouring window is close to the existing extension. Notwithstanding this, it is considered the increased depth of 0.25m and the additional steps could create additional harm to the adjoining site, in terms of overlooking and loss of privacy, however, the plans indicate that a fence, approximately 1.68m above the step level with the extension. Although, to ensure there would be sufficient screening maintained to the adjacent properties at no. 21 Castlefields, a suitably worded planning condition will be added to ensure sufficient screening is erected at the rear to protect residential amenity.

The property is a semi-detached dwelling and the non-adjoining neighbour at no. 25 Castlefields is not considered to be harmed by the proposed development.

As such the proposal complies with Policy CS19 of the Gravesham Local Plan Core Strategy September 2014) in that respect.

Amenity of Future Occupiers

The 0.25m increase in depth of the rear extension is not considered to create a detrimental impact for future occupants of the dwelling.

Any Other Material Planning Considerations

Impact on the landscape

The application site is located within Istead Arable Farmlands Landscape Character Area. This area is characterised by gently undulating topography with open arable fields, Fields divided by tracks, roads and occasional hedgerows, Orchards to the east, Minor native woodland clumps, Few roads, which are open in character, Istead Rise modern housing development, Clusters of properties and farmsteads and Large pylons.

Policy CS12 of Gravesham's Local Plan Core Strategy (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.

The proposal is within the residential curtilage of the dwelling. By virtue of its discrete location, scale, design and location, it is considered that the proposal would not have any detrimental impact on the landscape.

Conclusion & Recommendation

This proposed development would not harm the character and amenity of the host dwelling, it is acceptable in design terms, there would be no impact on the amenity of existing and future occupiers of the property, there would be no significant impact on the amenity of the occupiers of neighbouring properties as such the proposal is considered to comply with both local and national planning policy.

It is recommended that planning permission be granted subject to planning conditions

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Genna Henry	Team Leader:	Richard Hart
Signed:	<i>G.Henry</i>	Signed:	<i>R Hart</i>
Dated:	7 th March 2022	Dated:	9th March 2022