



Delegated Report

Householder Planning Application

Planning Application No: 20240624

Location: Hartland House Sole Street Cobham Gravesend

Description: Erection of second floor/roof extension and alteration including increase in ridge height and three dormer windows in rear roof slope, first floor front extension, two storey side extension, single storey rear extension, front porch, fenestration changes and alterations to frontage including widening of driveway and enlargement of turning area.

Applicant: Mr David Marshall

Site Visit Date: Previous Applications (2023)

Submitted Documents/Plans

Application Form

24-10-01 – Location Plan

24-10-02 A – Site Layout Plans as Existing and Proposed

24-10-03 – Existing Elevations

24-10-04 – Existing Ground and First Floor Plan

24-10-05 – Existing Attic Floor and Roof Plan

24-10-06 A – Proposed Ground and First Floor Plan

24-10-07 A – Proposed Attic Floor and Roof Plan

24-10-08 B – Proposed Elevations

24-10-09 A – Existing and Proposed Sections and Fence Elevations

Planning, Design and Access Statement

Relevant Planning History

Reference	Description	Decision	Decision Date
20240437	Erection of second floor/roof extension and alteration including increase in ridge height and three dormer windows in rear roof slope, first floor front extension, two storey front extension, two storey side extension, single storey rear extension, front porch, fenestration changes and alterations to frontage including widening of driveway and enlargement of turning area.	Refused	01.07.2024
20230726	Erection of single storey rear extension.	Permitted	15.09.2023
20230394	Demolition of existing conservatory with erection of first floor front extension, single storey front extension and two storey side extension.	Permitted	14.06.2023

19860262	Erection of single storey front extension to form utility room.	Permitted	06.05.1986
19830440	Erection of single storey side extension to form double garage and apiary	Permitted	16.08.1983

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

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
- Section 15 – Conserving and enhancing the natural environment

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

Other Relevant Guidance

- Kent County Council Vehicle Crossing: - Guidance and Self-Assessment (2018)
- Driveway Dropped Kerb Guidance
- Front Driveway Guidance

Consultations, Publicity and Representations

Consultees

Cobham Parish Council

No comments received.

Ward Councillors

No comments received.

Neighbouring properties

4no. surrounding properties were consulted, and 0 comments were received from members of the public. The final date to submit comments ended on 8th August 2024.

Officer's Analysis

The application site lies to the north-west of Sole Street. It comprises a large two-storey, detached dwelling with accommodation within the roofspace. It is set within a large garden area.

This application follows a recent refusal for *'Erection of second floor/roof extension and alteration including increase in ridge height and three dormer windows in rear roof slope, first floor front extension, two storey front extension, two storey side extension, single storey rear extension, front porch, fenestration changes and alterations to frontage including widening of driveway and enlargement of turning area.'* under planning reference 20240437.

This application was refused for the following reason:

- 1. The scale, size and bulk of the proposed second floor/roof extension and the front two-storey extension would result in an excessively large and overly dominant development that would not remain subordinate to the host dwelling. In addition, the design of the development would be unsympathetic and not in keeping with the character and appearance of the host dwelling and neighbouring buildings. The proposal is therefore contrary to the National Planning Policy Framework (2023), Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and the Householder Alterations/Extensions Design Guide Supplementary Planning Document (2021).*

This application seeks to overcome that reason for refusal. The Planning and Design Statement submitted with the application notes that the changes include;

- Removal of gables to sides.
- The gable proposed to the front designed to reflect neighbouring properties.
- Removal of proposed ground floor front extension with a first-floor extension over the utility room instead.

For clarity the refused and proposed elevations are included below (Not to Scale):



Refused Elevations



Approved Elevations

The main planning considerations relating to this application are:

1. Principle of development
2. Design and visual impact
3. Impact on landscape
4. Amenity of Future Occupiers
5. Impacts on residential amenity
6. Highway issues

As this application follows a recent refusal the main consideration will be whether the changes proposed would overcome the reason for refusal. Where still relevant the assessment may reflect parts of the previous assessment for consistency.

Principle of Development

This application is located in a Rural Settlement Inset from the Green Belt, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02 of the Core Strategy. As such there is no objection to the broad principle of the extension of this property. This matter is unchanged by the changes made to the scheme.

Design, Character and Appearance

Section 12 of the NPPF relates to “achieving well-designed and beautiful places” and sets out the Government’s requirements in relation to design issues. Paragraph 135 is particularly relevant:

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

The aims set out in paragraph 135 of the NPPF are reflected in Policy CS19 of the Core Strategy. This requires new development to be “visually attractive, fit for purpose and locally distinctive” and to “conserve and enhance the character of the local built, historic and natural environment”. It also requires new development to “integrate well with the surrounding local area”. In addition, Policy CS19 requires the following:

“...the design, layout and form of new development will be derived from a robust analysis of local context and character and will make a positive contribution to the street scene, the quality of the public realm and the character of the area. Account will be taken of the scale, height, building lines, layout, materials and other architectural features of adjoining buildings.”

The Council’s Householder Extensions/Alterations Design Guide Supplementary Planning Document (SPD) provides design guidance on extensions and alterations and requires that any such proposals “should respect the original character of the existing dwelling, complement and correspond with the character of neighbouring properties and the local area”.

The application property lies within a group of detached dwellings that are of a similar scale and design. There is uniformity in the use of materials which comprise red brick, render and mock Tudor timber detailing to the elevations and plain roof tiles.

In the previous assessment, the officer stated:

‘The proposed second floor/roof extension would significantly increase the scale and bulk of the existing roof. It would substantially change the character and appearance of the existing dwelling. The new roof would dominate the existing building. Paragraph 9.2 of the Householder Extensions/Alterations Design Guide SPD requires the following:

.....all residential extensions and alterations should be subordinate to the host property/building, allowing the original building to remain dominant.

It is considered that the proposed roof extension would not remain subordinate to the host dwelling but instead would be excessively large and prominent. The proposed front, two-storey extension with the hipped roof would add to the visual dominance of this proposal.'

In this instance as the below refused and proposed front elevations show, there would be a substantial refuction in the roof form than that previously proposed.



Refused



Proposed

The officer also remarked upon the single storey rear extension and gable extension by themselves not being objectionable given their similarity to the extensions approved under planning refs 20230394 and 20230726. They also noted that the application also proposes the widening of the existing driveway and enlargement of turning area. There is no objection to these elements of the proposal in terms of design and visual impact. If permission were to be granted details of hard surfacing materials would be required.

The amended three-gable fronted design would not be dissimilar to neighbouring property Medway House, which is shown in the below 2024 Google image:



Overall, it is considered that the proposed development as amended would overcome the reason for refusal. The scheme would not be more representative of the wider setting and by reason of its more appropriate roof form and reduces bulk, it would be appropriate in terms of design and character on the streetscene.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF (2023) in terms of design, character and appearance.

Impact on Landscape

Section 15 of the NPPF highlights the importance of conserving and enhancing the natural environment, one aspect of which is the protection and enhancement of valued landscapes. Policy CS12 of Gravesham Local Plan Core Strategy states that the overall landscape character and valued landscapes within the Borough will be conserved, restored and enhanced and that proposals will take account of the Gravesham Landscape Character Assessment.

The application site is located within the Meopham Downs Landscape Character Area. This area is characterised by:

- Gently undulating topography with a mixture of arable and pasture farmland
- Neat pattern of small square fields in the south
- Broader irregular shaped fields to the north
- Narrow lanes and roads lined with hedgerows
- Three large settlements located along A227 running east and west

- Traditional architecture surrounding village greens provide local vernacular

The Gravesham Landscape Character Assessment requires that the key landscape elements characteristic of the Meopham Downs Landscape Character Area should be conserved and reinforced. The guidelines include a requirement to “conserve traditional character of built environment” and “reinforce village identity”.

In light of the considerations set out above under the sub heading “design and visual impact” it is considered that this proposal would NOT conflict with the characteristics of the Meopham Downs Landscape Character Area as identified in the Gravesham Landscape Character Assessment and would therefore fail to meet the tests set out in Policy CS12 of the Core Strategy.

Amenity of Future Occupiers

The NPPF (2023) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report. The Residential Layout Guidelines (2020) applies minimum space standards for residential properties. The below table compares how the proposed dwelling as altered would meet these requirements.

Room/Area	Proposed Size (m ²)	Minimum Space Standard (m ²)
Diner/Kitchen	46.4	12
Living Room	42.7	13.2
Single Bedrooms	Bed 4 – 10.9	6.5
Double Bedrooms	Minimum size Bed 3 – 13.3	11.2
Bathroom and WC	Shared Bathroom and WC would be 3.3	3.6
Garden Area	1824.73	100
Garden Depth	106.42	10

The main shared bathroom would be undersized. The proposal does include an ensuite. However, only the bathroom serving bedroom 1 would meet the minimum size requirement. Given the extensive number of bathroom facilities, despite the reduced size individually, cumulatively there would be adequate provision for the occupiers of the dwellinghouse. Plus, the shared bathroom falls marginally below the required spacing.

Neighbouring Amenity

Paragraph 135 of the NPPF requires planning decisions to, provide “a high standard of amenity for existing and future users”. In addition, Policy CS19 of the Core Strategy requires new development to be located, designed and constructed to “safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land”.

Privacy

No new windows are proposed in the southern elevation of the dwelling. Although 1 new window and a rooflight are shown to be provided in the northern elevation. The window would serve an en-suite bathroom and WC. As such, if permission were to be granted, the privacy of the occupiers of the adjacent property, Medway House, could be protected by a condition requiring these windows to be obscure glazed. The rooflight proposed would serve a bedroom. But as it would be angled obliquely, it would not result in direct overlooking of surrounding properties.

Although new windows/dormer windows are proposed in the front (east) and rear (west) elevations, the

main aspect of these would be towards the highway to the front of the dwelling and the garden to the rear. They would not result in window-to-window overlooking or a loss of privacy to neighbouring private amenity areas.

Sunlight/daylight/outlook

Medway House lies to the north of the application property. It is possible that the rear garden of this property could suffer from a loss of sunlight due to the bulk and massing of the proposed roof extension. However, due to the siting of this dwelling in relation to Hartland House, this is likely to be very modest and only during the late morning period. The garden would be unaffected for the majority of the afternoon period. As such it is considered that any minor loss of sunlight would not be so significant as to warrant a reason for refusal.

Due to the design of the development, its orientation and separation distance from Medway House, it is unlikely that there would be an undue loss of daylight or outlook to the occupiers of this neighbouring property.

Harvest House lies to the south of the application property. Due to the design of the development, its orientation and separation distance from Harvest House, it is also unlikely that there would be an undue loss of sunlight, daylight or outlook to the occupiers of this neighbouring property.

As per the previous proposal the proposed development would be acceptable in terms of residential amenity, subject to conditions.

Highway issues

Policy CS11 of the Core Strategy seeks to ensure that new development mitigates its impact on the highway and that sufficient parking is provided in accordance with adopted parking standards, reflecting the availability of public transport provision and the accessibility of local services and facilities. Saved Policy P3 of the Gravesham Local Plan First Review requires development to make provision for vehicle parking in accordance with the Kent County Council Vehicle Parking Standards.

This proposal would not increase the number of bedrooms within the property and as such there would not be a requirement for additional on-site parking.

This application includes the widening of the driveway and enlargement of the turning area. These elements are acceptable in highways terms and will facilitate easier access to/from the public highway. It is also noted that the proposed gates would be located 7.5m from the road. This would be sufficient to ensure that vehicles do not need to wait on the highway while the gates are being opened.

Conclusion & Recommendation

The proposed scheme as amended would overcome refusal reason 1. It would comply with all national and local planning policies, subject to the inclusion of planning conditions. The recommendation is therefore to approve the application.

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	28th August 2024	Dated:	28th August 2024

