



Delegated Report

Householder Planning Application

Planning Application No: 20220632

Location: 46 Timber Bank Vigo Gravesend Kent

Description: Erection of part two storey and part single storey side and rear extensions, the erection of an open entrance porch and replacement of defective timber boarding to all existing walls.

Applicant: Ms Michelle Giles

Site Visit Date: 29.07.2022

Submitted Documents/Plans

Application Form Dated 08/06/2022;
Drawing no: 03 (OS Plan);
Drawing no: 04 (Block Plan – Existing and Proposed);
Drawing no: 02 (Plans and Elevations – Proposed);
Drawing no: 01 (Plans and Elevations – Existing);
Supplementary Information – Arboricultural Report; and
Supplementary Information – Tree Report.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220397	The felling of one Douglas Fir Tree (T1) and four Norway Spruce Trees (T2- T5) located in the rear garden	CTPO	25.05.2022
20191340	Removal of 16 trees, 2 fallen trees and 1 tree stump due to overcrowding and subsidence issues with the dwelling.	CTPO	24.02.2020

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
- 15 – Conserving and Enhancing the natural environment

Supplementary Planning Guidance

- 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).
- Kent Downs Area of Outstanding Natural Beauty Management Plan (2021-2026)

As the site lies within the Kent Downs Area of Outstanding Natural Beauty (AONB), the adopted Kent Downs AONB Management Plan is also relevant, particularly;

- SD2 - The local character, qualities, distinctiveness and natural resources of the Kent Downs AONB will be conserved and enhanced in the design, scale, siting, landscaping and materials of new development, redevelopment and infrastructure and will be pursued through the application of appropriate design guidance and position statements.
- SD7 - New projects, proposals and programmes shall conserve and enhance tranquillity and where possible dark night skies.
- SD8 - Ensure proposals, projects and programmes do not negatively impact on the distinctive landform, landscape character, special characteristics and qualities, the setting and views to and from the Kent Downs AONB.

Consultations, Publicity and Representations

Consultees

GBC Highways Officer

The proposal results in an additional bedroom and the loss of access to the garage.

Two comply with guidance, a minimum of two car parking spaces should be provided, plus a secure cycle parking space for the extra bedroom.

The front garden has more than sufficient space to accommodate two cars, although I would suggest the carriage crossover should be widened to allow each vehicle to directly access the highway. Equally there is adequate space to accommodate a cycle, but I would suggest a condition that secures the provision.

Vigo Parish Council

No objection.

Neighbouring properties

Four surrounding properties were consulted and no representations were received. The consultation period ended on 20th July 2022.

Officer's Analysis

Design, Character and Appearance

46 Timber Bank is a two-storey semi detached dwellinghouse located on the northern side of the highway. There is some soft landscaping and a paved area for parking with vehicular gates to access the garage.



The application proposes the erection of a single storey rear extension, a part two storey and part single storey side extension and demolition of existing garage, the erection of an open entrance porch, and the replacement of defective timber boarding to all existing walls.

The proposal for single storey rear extension will have a flat roof at a height of 3.14m with parapet edges. It will extend beyond the rear wall by 3.32m and have a width of 4.82m.

The extension will create space for a newly formed lounge area. There will be two roof lanterns and bifold doors leading to the rear garden.

The proposed rear extension is not excessive in size or bulk, will be constructed using appropriate materials to match existing and will have no impact on the street scene. Therefore, the rear extension is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2021).

The part two-storey and part one-storey side extension looks to introduce a play-room, utility room, shower room and larger entrance hall to the ground floor and a fourth bedroom with ensuite and larger bathroom to the first floor.

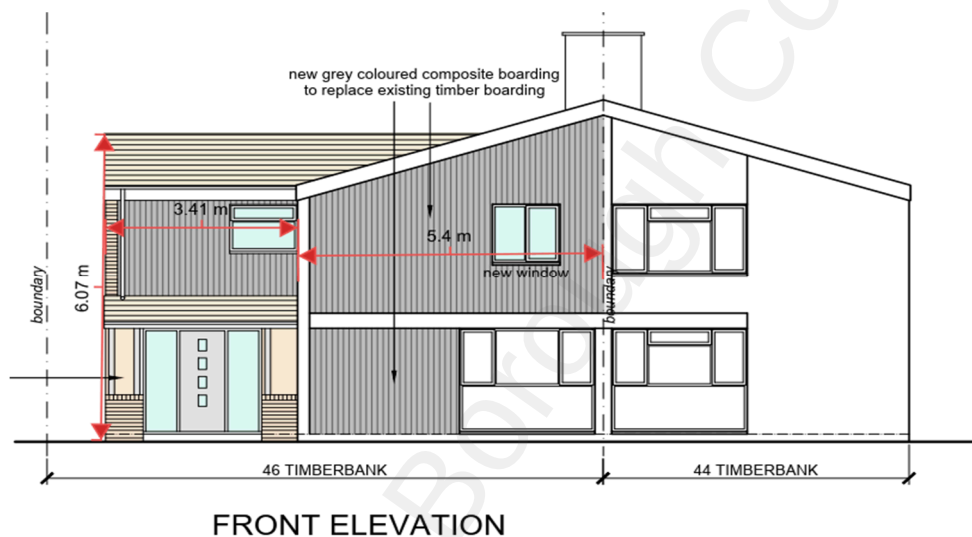
As set out by Gravesham Householder Extensions/Alterations Design Guidance SPD (Design SPD) (2021) two-storey side extensions need to be carefully designed and should:

- be set back behind the main front building line
- be no greater than half the width of the host dwelling

- be subservient to the main property roof
- use matching external materials and window/door frames
- Avoid inserting any flank windows where they would allow new or significantly increased overlooking views into neighbouring gardens / properties.

The part two-storey and part one-storey side extension proposes a maximum eaves height of 4.78m to match the main dwelling and a maximum overall height of 6.07m, subservient to the existing roof. The extension will have with a depth of 9.8m and be set back behind the main front building line.

The existing dwelling measures 5.4m in width, half of which is 2.7m. The proposed extension measures 3.41m in width and therefore exceeds the recommendation in the Design SPD (2021) Therefore it is considered that the proposed two storey side extension would result in a bulky, incongruous and unbalancing form of development that would be detrimental to the appearance of the existing dwellinghouse.



The proposal for the side extension also introduces a window to the front elevation of the extension, serving the bathroom. This is considered to be sympathetic in size and placement with the proposed window to the front elevation of the existing dwellinghouse.

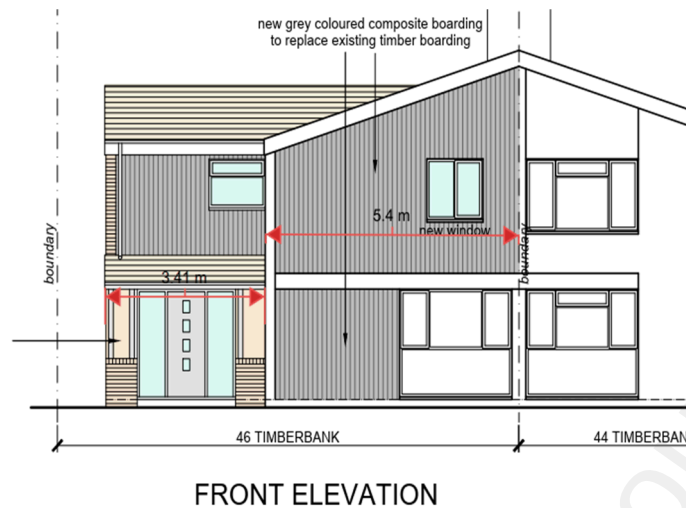
The side extension proposes to be constructed with roof tiles, facing brickwork and grey composite cladding to walls and uPVC windows all to match main dwelling.

The proposed part two-storey and part one-storey side extension is considered to be an inappropriate addition in terms of size and scale, and would be harmful to the appearance of the existing dwelling and wider area. On this basis it would be contrary to Policy CS19 of the Core Strategy and paragraph 130 of the NPPF (2021).

The application also seeks permission for an open porch which will be located to the front of the proposed side extension with a width of 3.4m. This measures over half of the 5.4m width of the existing dwelling.

The porch will be constructed with roof tiles and brick facing walls to match existing.

Although the proposed open porch will be constructed with appropriate materials and will not harm the street scene in this way, the proposal is considered excessive in width for the size of the existing property.



Therefore, the proposed open porch does not accord with Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework (2021).

Lastly the application looks to replace the defective timber weatherboarding of the existing dwelling with composite boarding and will also include the introduction of a new window to the original front elevation.

The replacement materials proposed comply with the restrictive covenants in force in Vigo, that the finish matches that of the original build.

The proposed window, although smaller than the front first floor window of neighbouring property 44 Timber Bank, will be installed at the same height and is therefore considered to be sympathetic in size and placement with the existing dwelling house and streetscene.

Therefore, the proposed replacement weatherboarding and instillation of new window to the existing front elevation is in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework (2021).

Overall, the proposal is considered to be an inappropriate addition in terms of the size and scale of the proposed side elevation and open porch and would be harmful to the appearance of the existing dwelling and wider area. On this basis, the proposal would be contrary to Policy CS19 of the Core Strategy and paragraph 130 of the NPPF (2021).

Amenity of Future Occupiers

The development will safeguard the amenity of future occupiers. The garden area complies with the recommendations within Gravesham's Residential Layout Guidelines (RLG) (2020) with a post development depth of 25.6m and an area of 253.24m². As such, the extension is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Furthermore, all rooms provided accord with those set out in the RLG. Therefore the proposal is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance to Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The proposal introduces a window to the first-floor flank elevation which serves the newly formed ensuite. There is also a flank window to neighbouring property 48 Timber Bank, serving a bathroom. Both windows

are considered non-habitable and therefore the proposed extension has no detrimental impact on the neighbouring property.

The proposal would not affect neighbouring amenity in terms of loss of light, privacy, outlook or cause a sense of enclosure and therefore is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Highways and Parking

The proposal looks to increase the bedroom number at the property from three to four and also to demolish the existing garage.

As shown on the block plan provided, the proposal looks to block pave the front garden to provide a car hardstanding area sufficient for off road parking for a minimum of two vehicles.

Therefore, the application is in accordance with Kent County Council's parking standards (SPG 4) (2006).

Any Other Material Planning Considerations

Landscape Character Area

In addition to being inset from the Green Belt, the application site is located within the Vigo Scarptop Woodlands 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.

Vigo Scarptop Woodlands Landscape Character Area - The area is characterised by a relatively level topography, large areas of uninterrupted dense native coppice woodland and a complex network of uniform housing located within woodland to the North West. The views are limited due to dense housing and woodland. It is unlikely that the proposal would have a detrimental effect on the landscape character area.

Impact on AONB

The site lies within the Kent Downs AONB. The NPPF confirms that AONBs are equivalent to National Parks in terms of their landscape quality, scenic beauty and their planning status (paragraph 176.)

The proposal would be within the residential curtilage of the dwelling. By virtue of the proposal being for a single storey rear extension, a part two storey and part single storey side extension, the erection of an open entrance porch, and the replacement of defective timber boarding to all existing walls, it is considered that the proposal would not harm the natural beauty of the Kent Downs AONB.

Conclusion

The proposal by virtue of its size and design would be an overly dominant, incongruous addition to the dwelling, would not respect the scale, form or character of the host dwelling and would therefore be harmful to the character and appearance of the dwelling and the streetscene. As such, the proposal is contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014), section 12 (Achieving sustainable development and well-designed places) of the National Planning Policy Framework (NPPF) 2021 which require development to be visually attractive and add to the overall quality of the area and the Householder Extensions/Alterations Design Guide (2021).

Recommendation

Refusal

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

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	26 th July 2022	Dated:	26th July 2022