



Delegated Report

Householder Planning Application

Application No:	20220197
Location:	West Cottage, 119 Downs Road, Istead Rise, Gravesend, Kent, DA13 9HD
Description:	Erection of a two storey rear extension, first floor side extension, internal alterations and adjustment to rear garden retaining wall.
Applicant:	Mr Justin West
Site Visit:	4 th November 2021

Submitted Documents/Plans

Application Form - dated 23/02/2022;
Drawing no. 119-DOWNS-ROAD-01 - Rev. B - Existing Floor Plans, Site Location Plans and Roof Plan;
Drawing no. 119-DOWNS-ROAD-02 - Rev. B - Existing Elevations;
Drawing no. 119-DOWNS-ROAD-03 - Rev. C - Proposed Floor Plans, Block Plan and Roof Plan;
Drawing no. 119-DOWNS-ROAD-04 - Rev. C - Proposed Elevations.

Relevant Planning History

Application No.	Description	Status	Decision
20220136	Retrospective application for erection of an outbuilding in rear garden with home gym and entertaining space.	PERMITTED	06.04.2022
20210752	Erection of a two storey rear extension, first floor side extension, internal alterations and adjustment to rear garden retaining wall.	WITHDRAWN	02.09.2021
19980338	Erection of front porch and single storey side and rear extension to form enlarged kitchen, lobby and w.c.	PERMITTED	08.07.1998

The applicant applied for pre-application advice following the withdrawal of 20210752. The withdrawn application was overdevelopment and out of character with the original dwelling. Through the pre-application process the scale of extensions were reduced, expert advice was sought from Design South East and a revised scheme submitted.

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)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving Well-Designed Places

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)
- Gravesham Householder Extension/Alteration Design Guidance SPD (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

KCC - Heritage - The site lies within an area of multi-period archaeological potential. However, I consider it unlikely that these proposals would have a significant below-ground archaeological impact and have no further comments to make in this case.

Local Ward Councillors - No comment received.

Neighbouring properties

Nine surrounding properties were consulted and no representations were received. The consultation period expired 17th March 2022.

Officer's Analysis

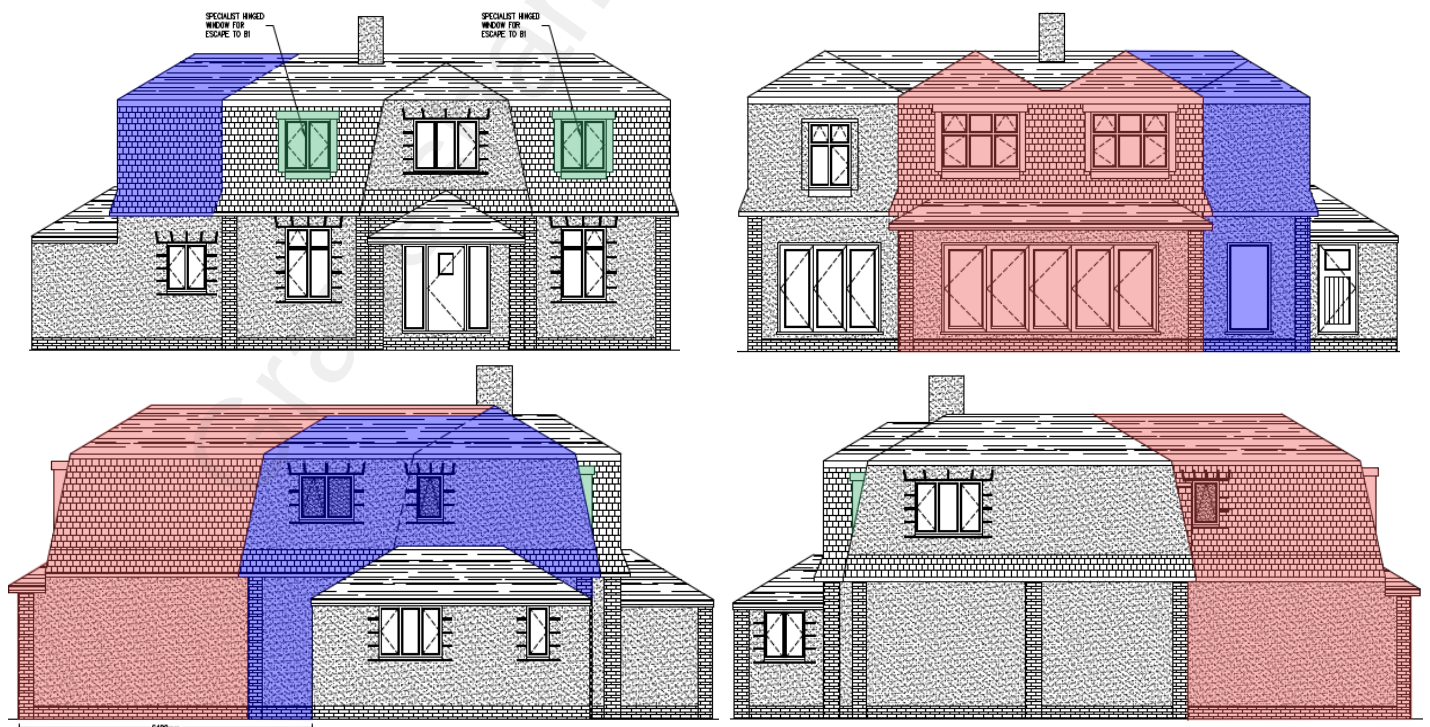
West Cottage is a two storey property in use as a single family dwelling. The property has a distinctive character with a mansard roof design and mixed materials of hanging tiles, white render and facing brickwork. It has previously been extended by single storey at the side and rear.

The property is located on the eastern side of the highway and is elevated above the footway. The topography of the land means that the garden of the property slopes steeply upwards to the rear boundary. At the top of the garden an outbuilding has been erected.



This application seeks to erect a two storey rear and first floor side extension. The development will involve the internal reconfiguration of rooms and the adjustment of the retaining wall within the garden. The rear extension will have a double hipped M shape roof, with a maximum height of 6.95m and a maximum depth of 6.49m. The two storey element will be stepped back at first floor level by 0.6m and will have a width of 7m. The side extension will have a width of 2.48m, a depth of 7.38m and a maximum height of 6.95m. As the extension projects reward of the main body of the original dwelling the height lowers to 6.7m. The development includes the installation of two front windows at first floor.

The annotated screenshots below demonstrate the different elements of the proposed development; rear extension (red), side extension (blue) and windows (green).



The retaining wall in the garden will be moved back by 6m and a new planted terrace will be formed, with steps up onto the garden, which slopes steeply up to the rear boundary.

The extensions will create space at ground floor for a new snug, formal lounge, office and a large open plan kitchen/dining/family room at the rear. There will be a new rear facing window and bifold doors out onto the garden. At first floor space will be created for a new bedroom, family bathroom and to enlarge the remaining bedrooms. Each bedroom will benefit from ensuite bathrooms and three will have walk-in wardrobes. There will be two new flank windows on the northern elevation and one on the southern elevation, all serving bathrooms. In addition, there are two new windows on both the front and rear elevations.

Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy (2014) states that new development will be visually attractive, fit for purpose and locally distinctive. It also seeks to conserve and enhance the character of the local built, historic and natural environment and integrate well with the surrounding local area, whilst ensuring that the design, layout and form of new development will be derived from a robust analysis of local context and character and make a positive contribution to the street scene, the quality of the public realm and the character of the area.

The original property displays a clear character, with attractive proportions and detailing, but has a unique character within the street scene. The principle of extending the property is acceptable, but it must be done in a way that preserves the special character of the building. Although the extensions proposed are large and will increase the size of the property considerably, these extensions are considered to preserve the character of the dwelling. The extensions will be constructed using matching materials, and the use of materials serves to break-up the bulk of the extensions. Specifically the use of hanging tiles and render on the flank elevation, and stepping back the two storey element break up the bulk and proportions of the extension.

Gravesham's newly published Householder Extensions/Alterations Design SPD (2021) sets out the Council's position on extensions, specifically stating that extensions to extensions are not generally supported and highlights key considerations for extensions, which should:

- Reflect and respect the original character;
- Not dominate the original property;
- Generally be subordinate to the original building;
- Incorporate designs to reflect the main properties character: roof, fenestration, materials, etc.

In this case, while the extensions are large they are not considered to dominate the original property and as aforementioned reflect the original character of the building, utilised similar roof designs and pitches. Although the extensions are not subordinate and will be constructed up to the ridge of the main dwelling, due to the mansard roof and shallow pitch this is necessary and making the extensions subservient would result in an incongruous appearance. The fenestration introduced on the front elevation offer symmetry around the front gable and are well proportioned. Therefore, whilst some aspect of the development conflict with Gravesham's design guidance, the extensions are considered to be well designed, will respect the character of the dwelling and will not impact on the appearance of the street scene.

Overall, in design terms the extensions are considered to be acceptable. The development will preserve the original character of the dwelling, will be finished in matching materials and will have no impact on the street scene. As such, the development 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).

Amenity of Future Occupiers

The extended dwelling is considered to provide acceptable living conditions for future occupiers. All rooms

within the property will exceed the recommendations within Gravesham's Residential Layout Guidelines (RLG) (2020) and will receive acceptable levels of natural light. Moreover, the property a large garden that, post-development, would accord with the RLG. As such, the proposal is considered to safeguard amenity of future occupiers in accordance with Policy CS19 (LPCS).

Neighbouring Amenity

The extensions are not considered to impact on the amenity of neighbouring properties in terms of loss of light, overlooking, outlook or sense of enclosure. West Cottage is a detached property and therefore the extensions proposed will not result in any loss of light or outlook, nor create any sense of enclosure. In addition, whilst there are three new flank windows proposed, these windows will serve bathrooms and will be conditioned to ensure they are top hung and obscure glazed.

Overall, the development is not considered to result in any detrimental impact on the amenity of adjoining properties. Therefore, the proposed development is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF), by virtue of safeguarding the amenity of neighbouring properties.

Parking and Highways

There are no parking or highway issues related to this proposal. The driveway has sufficient space to accommodate two vehicles in accordance with Gravesham's adopted parking standards (SPG 4) (2006).

Any Other Material Planning Considerations

Impact on the Landscape - the property is located within the Istead Arable Farmlands Landscape Character Area. This area is characterised by gently undulating topography of open arable farmland, dissected by minor open roads with the exception of the larger A227. The site is located within the Istead Rise housing development.

Policy CS12 (LPCS) 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 extensions proposed are not considered to have any detrimental impact on the landscape due to the properties location within the rural settlement.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy.

The proposed extensions will preserve the original character of the property and, although large, will not dominate the building. They will be constructed using appropriate materials which also serve to break up the bulk and proportions of the extended dwelling. Moreover, the amenity of future occupiers and neighbouring properties will be safeguarded, there are no concerns with parking provision and the development will not impact on the wider landscape character area of Istead Arable Farmlands.

As such it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Richard Hart
Signed:	<i>Ethan Bonthron</i>	Signed:	<i>R Hart</i>
Dated:	20 th April 2022	Dated:	21st April 2022

Gravesham Borough Council