



Delegated Report

Householder Planning Application

Planning Application No: 20220858

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, replacement of defective timber boarding to all existing walls and formation of car park hardstanding in front garden with an extended vehicle crossover

Applicant: Ms Michelle Giles

Site Visit Date: 29.07.2022

Submitted Documents/Plans

Application Form Dated 04/08/2022;
Drawing no: 03A (OS Plan);
Drawing no: 04B (Block Plan – Existing and Proposed);
Drawing no: 02A (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
20220632	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.	Refused	26.07.2022
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

Kent Downs Area of Outstanding Natural Beauty Management Plan

As part of the site lies within the Kent Downs Area of Outstanding Natural Beauty (AONB), the adopted Kent Downs AONB Management Plan is also relevant. The policies relevant to the consideration of this application are:

- LLC1
- LLC2

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).

Consultations, Publicity and Representations

Consultees

Vigo Parish Council

Would like to make the following observations:

- The window frames are noted as being “coloured”. Vigo Parish Council will only approve windows if they are white, brown or grey frames (clear glass with no leaded elements).
- We would like to ensure that the hard standing is free draining and will not cause any issues with flood water.
- To preserve the street scene, we would like to see some sort of planting / green space left, or planted – perhaps between the gardens of 44 & 46 Timber Bank.
- Please remind the resident that they need to seek covenant approval from Vigo Parish Council in addition to Full Planning approval.

GBC Highways Officer

I have no highway objections, the parking on the front garden will provide sufficient car parking spaces to comply with standards. However, to secure the parking it may be worth requiring the off-street parking as shown to be provided prior to occupation of the extensions.

Neighbouring properties

Four surrounding properties were consulted and no representations were received. The consultation period ended on 9th September 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, the replacement of timber boarding to all existing walls and the formation of hard standing to front garden with an extended vehicle crossover.

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 single-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 single-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 a depth of 9.8m and be set back behind the main front building line. The extension will also have a width of 2.7m, measuring half of the width of the existing dwellinghouse.

The extension will create space for a play room, utility room, shower room and larger entrance hall to the ground floor and fourth bedroom with en-suite to the first floor.

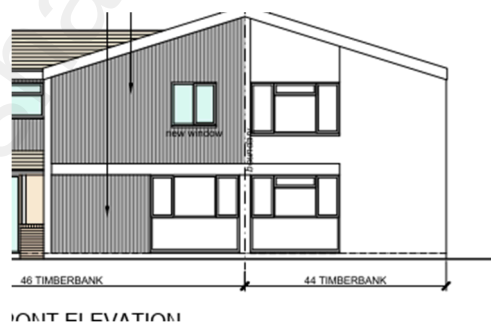
The side extension proposes to be constructed with roof tiles, facing brickwork and grey composite cladding to walls and uPVC windows all to match main dwelling.

The application also seeks permission for an open porch which will be located to the front of the proposed side extension. The porch would have a width of 2.7m, a maximum height of 3m and will be constructed with roof tiles and brick facing walls to match existing.

The proposed open porch is in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework (2021).

Therefore, the proposed side extension and open porch are not deemed to be 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 side extension and open porch are 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 application also proposes a window to the front elevation. This is not considered to be sympathetic in size or placement with the existing windows of the adjoining property.



However, the window is unable to be repositioned due to the proposed internal layout of the first floor and it would be unreasonable to refuse the application on these grounds.

The application also looks to replace the existing timber weatherboarding of the dwelling with composite boarding.

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

Therefore, the proposed replacement weatherboarding is in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework

(2021).

Lastly, the application proposes the formation of a hard standing on the frontage and extension of an existing crossover. The driveway will have a width of 8.3m, depth of 9.29m and will have soft-landscaped planting along the side boundary to neighbouring property 44 Timber Bank.

The proposed driveway would not significantly alter the appearance of the street scene. The driveway will be formed to drain to soakaway or be laid on a permeable sub-base and includes soft-landscaped planting beds on the flank boundary. The introduction of soft-landscaped planting beds flanking the driveway accords with the SPD guidance and will serve to soften the appearance of the development.

Therefore, the hard standing area with extended vehicle crossover is considered to be in accordance with Policy CS19 (LPCS) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2021).

Overall, the development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the NPPF (2021).

Amenity of Future Occupiers

The development will safeguard the amenity of future occupiers. 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).

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).

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 an obscure glazed window to the first-floor flank elevation which serves the newly formed en-suite. 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. The driveway has acceptable dimensions for the parking of two vehicles in accordance with Gravesham's adopted parking standards (SPG 4) (2006)

Whilst the Highways Officer has recommended the off-street parking to be provided prior to occupation of the extensions, there is already sufficient parking to the front of the property and therefore, this is not deemed necessary.

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.

Recommendation

Permitted

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The proposal is not excessive in size or bulk, will be constructed using appropriate materials and will have not have a detrimental impact on the street scene. The development will safeguard the amenity of future occupiers and will have not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	14th September 2022	Dated:	14th September 2022