



Delegated Report

Householder Planning Application

Planning Application No: 20221231

Location: Stonewold Whitepost Lane Culverstone Gravesend

Description: Replace roof & raise roof height to create a first floor, replace the attached garage, new windows and rooflights, new external cladding and extension to the front elevation

Applicant: Mr & Mrs Wade

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form

2211 E 001 – Location Plan

2211 E 002 – Block Plan

2211 E 005 – Existing Site Plan

2211 E 010 – Existing Floor Plans

2211 E 020 – Existing Elevations

2211 P 100 Rev A – Proposed Site Plan

2211 P 110 - Proposed Ground Floor Plan

2211 P 111 Rev A - Proposed First Floor Plan

2211 P 120 Rev A – Proposed Front and Side Elevations

2211 P 121 Rev A – Proposed Rear and Side Elevations

2211 P 130 – Proposed Section A

2211 P 131 Rev A – Proposed Section B

Design and Access Statement

Relevant Planning History

Reference	Description	Decision	Decision Date
19510211 (TH/6/51/201)	Erection of a bungalow	Permitted	09.01.1952

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)

- T1 – Impact of Development on Highway Network

- 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 9 – Promoting Sustainable Transport
- Section 12 – Achieving sustainable development and 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);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

The final date to submit comments on this application ended on 6th January 2023.

Consultees

Ward Cllrs: No response received.

Parish Council: Meopham Parish Council raises no objections to this planning application provided that it does not interfere with the effectiveness of the solar panels on the roof of the property on its right-hand side.

GB Highway Officer:

Having carefully considered the application I don't believe there is a strong case for refusal on highway grounds.

The garage is below the preferred size but is still adequate for the parking of a single car. Although I would prefer to see the door hung so they open away from the garage rather than into it.

I note the number of bedrooms is currently three and this will increase to five. Gravesham's residential parking policy which should no longer be applied due to the statement in the NPPF stating that maximum parking standards should not generally be applied for residential properties. So that leaves Interim Guidance Note 3 of the Kent Design Guide. Residential Parking



Therefore, the parking requirement for the existing and proposed extended dwelling are identical and so I believe no changes in the parking layout can be requested.

However, to confirm to the requirements of SPG4, two secure cycle parking spaces should be provided. Given the size of the garage, this would not be acceptable location and so a shed or shelter needs to be provided to accommodate the cycles

Neighbouring properties

6no. surrounding properties were consulted, and 2 comments were received from the public; 1 in support and 1 objection.

Summary of neighbour comments:

Objection:

- The raised roof will block light out from neighbours, which would not accord with the 45 degree rule.

Support:

- Good to see investment and improvement to properties in the road.

Officer Response to comments:

- Please see Neighbour Amenity Section of the Officers Analysis, within this report re concerns of overshadowing.
- Impact on solar panels is not a material planning consideration.

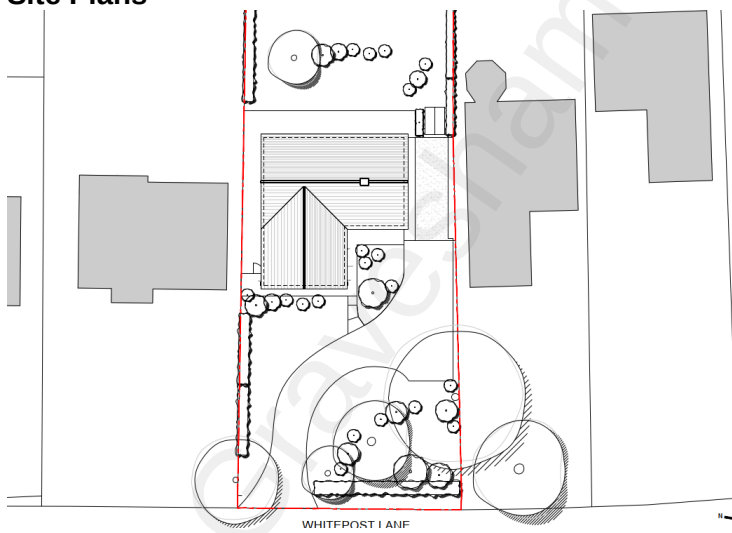
Officer's Analysis

Existing Site Photographs:

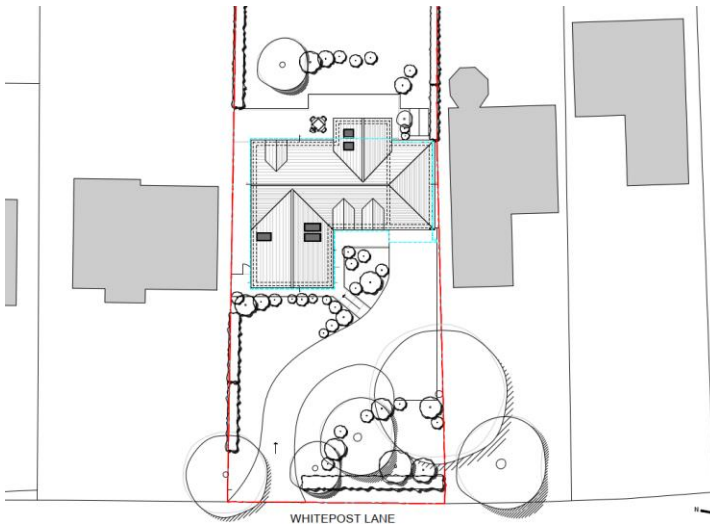


Plans (Not to Scale):

Site Plans

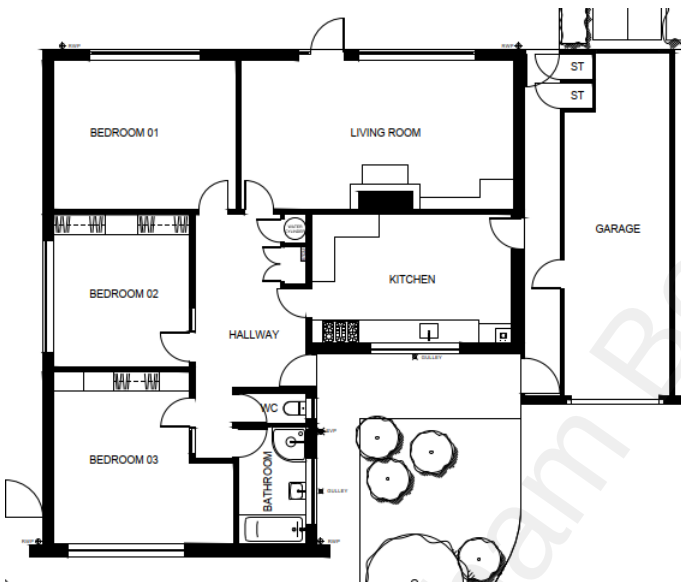


Existing

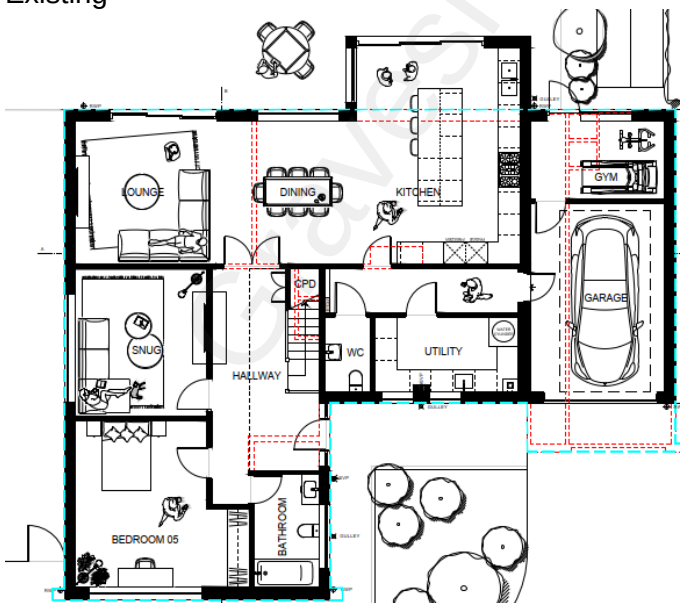


Proposed

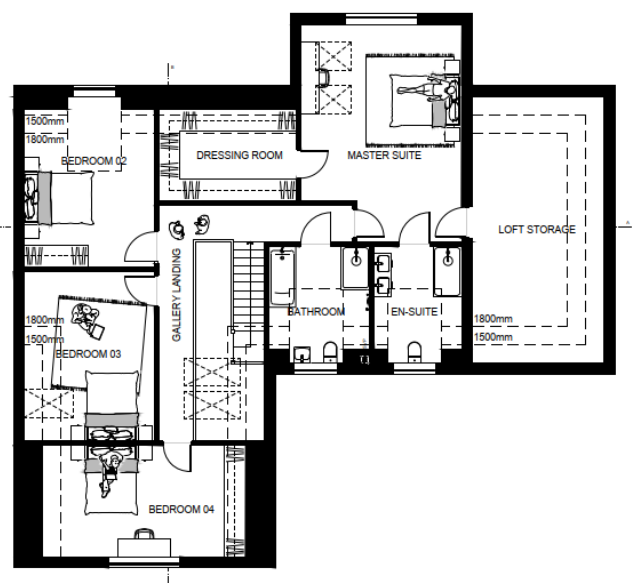
Floor Plans



Existing



Proposed



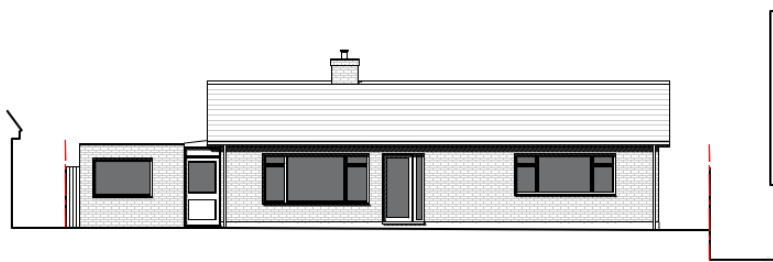
Elevations



01 | FRONT ELEVATION



02 | SIDE ELEVATION

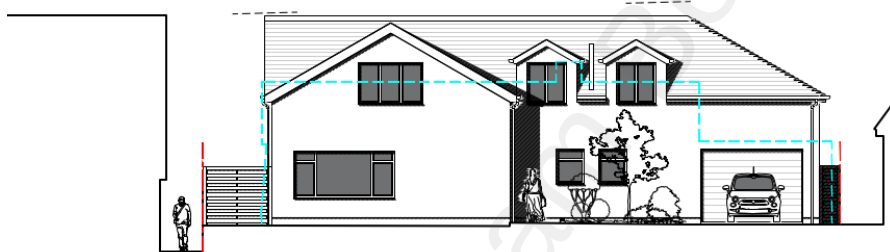


03 | REAR ELEVATION

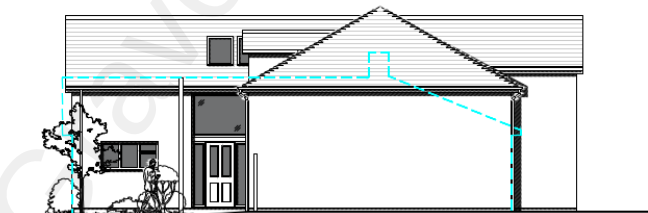


04 | SIDE ELEVATION

Existing

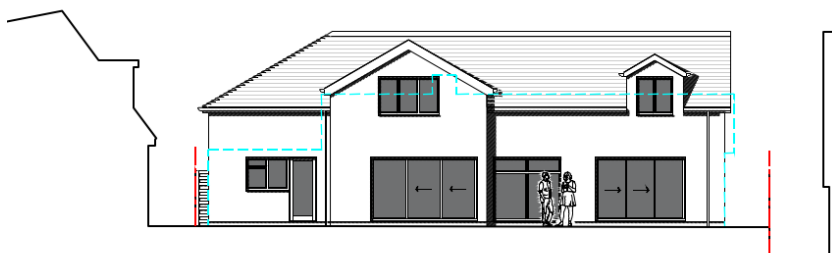


FRONT ELEVATION

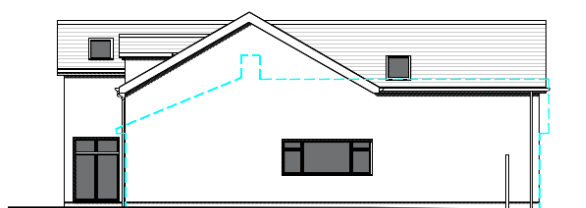


SIDE ELEVATION

SCALE



REAR ELEVATION



SIDE ELEVATION

Proposed

Summary Information

	Existing dwellinghouse (m)	Proposed dwellinghouse (m)	Change (+/-m)
Max height	4.5 (excl. chimney)	6.5	+2
Max eaves height	2.5	3.9	+1.4
Max Width	16.7	16.9	+0.2
Max Depth	13.6	15.4	+1.8

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: Scale and Distribution of Development.

However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), the Landscape Character Area, Amenity of Future Occupiers, Residential Amenity of neighbours and Parking Provision.

Design, Character and Appearance

The proposed development would essentially increase the size of the dwellinghouse, by raising the roof and adding a first floor and extending partially to the rear by approximately 1.8 metre in depth. The existing garage would be replaced in the same position providing space for a vehicle and gym, but incorporated into the main property with a large roof space over.

Overall the shape and footprint of the building would be relatively similar to the existing. The most significant impact would be the raising of the height to first floor. It is noted that the dwellinghouse is somewhat obscured by the green boundary, and it is only viewed from the vehicular entrance point. Given the height of the greenery and position of the dwellinghouse, it is not likely that the changes would increase

the visibility of the dwellinghouse substantially from the road. Given the reduced visibility, this would also reduce the impact on the character of the area and the streetscene.

Considering the wider context and character of the locality, it is noted that the layout, position and appearance of the dwellinghouses in the vicinity are varied. It is also noted that there are a large number of two-storey dwellinghouses in the area, including the two adjoining neighbours to the subject dwellinghouses. And so, a two storey dwellinghouse would not be out of character with the area, subject to its scale, design and appearance.

In this particular instance, the proposed development would increase the entire existing footprint to two storey. The result is a wide two storey frontage, which would be prominent and overbearing, without subservient features.

It is noted that the use of dormer windows to the front, somewhat reduce the overall bulk, but would appear incongruent with the existing dwellinghouse given their interruption to the eave line. The arrangement of windows also appear cluttered and clustered together, without taking the opportunity to improve the symmetry of the frontage and therefore also the balance of the dwellinghouse. In particular, the use of larger windows to the first-floor elevation than the ground floor creates a dominant appearance to the higher levels.

The front gable projection is of significant width and prominent which at existing ground floor, is not overtly bulky and harmful but at first floor becomes increasingly so. The increased height over the garage has attempted to reduce bulk and impact by utilising a hipped roof, which again removes opportunity for symmetry and is at odds with the gable roof at the opposite end. Given that this space above the garage is reserved for storage, the increase is an unnecessary addition which creates substantial bulk along the entire width of the dwellinghouse.

The proposed materials externally would be brick and render elevations, dark grey upvc windows and grey slate tiles. The extent of the render/brickwork is unclear and given the rural nature of the area, slate roof tiles would not be appropriate in such a setting where concrete roof tiles are predominant.

On balance, the proposed development would not comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2021) in terms of design, character and appearance.

Landscape Character Area

The application site falls within the Meopham Downs Landscape Character Area. This area is characterised by gently undulating topography with a mix of arable and pasture farmland, three large settlements located along the A227 and traditional architecture surrounding village greens providing local vernacular.

Policy CS12 of Gravesham Core Strategy (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 for extensions and alterations to an existing property which is located in a built up rural settlement inset from the Green Belt. Although the proposed development would increase the size of the property, it would still retain as a very open site due to the size of the plot and the surrounding garden and as such the proposed development would not be detrimental to the open, rural landscape character of the surrounding area. In respect of landscape character the proposal is therefore considered compliant with Policy CS12 (LPCS).

Amenity of Future Occupiers

The existing dwellinghouse contains three bedrooms, attached garage, a living room, kitchen, bathroom and hallway arranged over a single floor.

The proposed dwellinghouse would have a total of 5 bedrooms, attached garage, a dressing room, 2 bathrooms, a WC, an ensuite, open plan kitchen/diner/lounge, a snug, utility room and gym arranged over two floors.

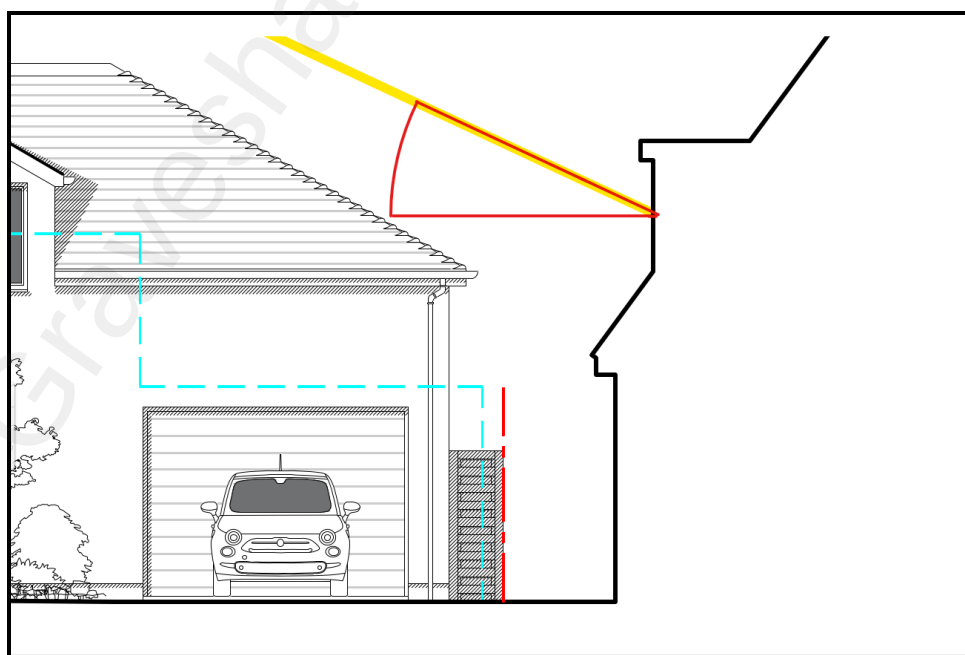
The resultant rooms meet the required minimum space standards and would continue to have adequate rear garden depth and area as per SPG2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020.

Neighbouring Amenity

There are two immediately adjoining neighbours; Cedar Gables to the South and Cotswold to the North.

Cotswold

This neighbour is located to the north. There is currently 1.4 metres between the dwellinghouses. This would increase to 1.6 metres as a result of the replaced garage. The neighbour as existing has a similar 'L Shaped' layout but due to the narrow plot extends further to the rear then the subject dwellinghouse by 1.3m at two storey level and a further 1.5m beyond this at single storey level. The proposed rear projection would have a two storey which would not extend as far as this neighbour rear elevation and would be set back by 0.8 metres from the neighbours 2 storey rear elevation. It would therefore not overshadow any of the neighbours' openings on the rear. This neighbour has two dormer openings to the side elevation which, given the east to west, southerly route of the sun, could result in overshadowing. However, as can be seen from the below diagram, when the 25-degree test is applied as per the Householder Extensions and Alterations Guide, any development above the highlighted yellow line would result in overshadowing. The use of the pitched roof to this end in this instance prevents this. It is noted that although not a material planning consideration, the proposal would also not overshadow this neighbour's solar panels. Also, there are no new upper floor openings to the side elevation facing this neighbour with the exception of obliquely angled dormer openings. With regard to the ground floor side elevation window, which serves a kitchen on this neighbour's dwellinghouse, this window would be overshadowed by the proposed increased height. However paragraph 17 of the Residential Layout Guidelines specifically exclude kitchens and bathrooms from the definition of a habitable room. Given that this window would not be a habitable room and that there are other main windows to the rear and side which would not be overshadowed, this would not result in significant overshadowing of the dwellinghouse in such a way which would severely harm the amenity of those occupying this neighbouring dwellinghouse.



1 – 25-degree test



Cedar Gables

This neighbour is located to the south. There is currently 3 metres between the dwellinghouses. This would be unchanged. It is relevant to note that the existing rear elevation of the subject dwellinghouse is 4.3m greater in depth than this neighbour's rear elevation. The rear projection proposed would be an additional 1.8 metres in depth, but this would be 9.4m away from the shared boundary with this neighbour and so the impact from the additional bulk at the rear would be limited. However, the increase in height of the existing footprint, at 3 metres from the boundary could have a greater impact, particularly given its 4.3m greater depth. However, it is noted that this neighbour is located to the south and given the east to west, southerly route of the sun, shadowing would be cast northwards, away from this neighbour for the majority of the day. There is close boarded fencing at the shared boundary and there does not appear to be any windows on this neighbour's north elevation, facing the dwellinghouse. There would be no new upper floor elevations created to the south side elevation of the proposed development and the existing ground floor window would remain in situ. The roof windows would be obliquely angled and would not directly overlook this neighbour. Whilst the outlook from the rear upper floor windows would likely be interrupted as a result of the increased height, material planning considerations do not include a right to a view and overshadowing is unlikely. There does remain a perception of overshadowing and possibly being hemmed in by the development. As such if the application were to be supported more generally, it would be recommended that the roof is hipped all around. This will certainly reduce the bulk and massing on this elevation and improve neighbour amenity.



Other Neighbours:

The Ridings is located to the west at a perpendicular angle. The resultant dwellinghouse would be 27.5m from the shared boundary with this neighbour. Given the distance it would likely not overbear or directly overlook this neighbour's private amenity.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Parking Provision

The existing dwellinghouse is 3 bedroom property and therefore has a requirement for provision of 2 vehicular parking spaces. The proposed 5 bedroom house would need to also provide spacing for 2 vehicles plus 2 cycle parking spaces for the additional two bedrooms, in line with Interim Guidance Note 3 of the Kent Design Guide.

The internal dimensions of the proposed replacement garage would be 5.1m (Length) x 3.7m (Width). The KCC Vehicle Parking Standards (2006), require single garages to have internal dimensions of 5.5m (Length) x 3.6m (Width). The garage proposed therefore does not have sufficient length for appropriate vehicle parking. However, given the minor shortfall, it will still be adequate for parking of one vehicle, with spacing for an additional vehicle on the drive to the front available. There are not details of cycle parking provision and this could not be accommodated within the garage given the internal space. If approved,

cycle parking provision for 2 cycles would be required by condition.

Adequate vehicle and cycle parking provision is therefore available in accordance with paragraphs 110 to 113 of the National Planning Policy Framework (2021), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014 subject to further details of cycle parking provision.

Conclusion

The proposed development by reason of its scale, dominant features at first floor, significant width and poor design in terms of fenestration and proposed materials would result in significant harm to the character of this area and would as a result fail to comply with the requirements of Policy CS19 (Development and Design Principles) of the Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework (2021) in terms of design, character and appearance.

Recommendation

Refusal

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

Case Officer:	Ms Lisa Williams	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	18th January 2023	Dated:	18 th January 2023