



Delegated Report

Householder Planning Application

Application No:	20220350
Location:	The Hendleys, The Ridgeway, Shorne, Gravesend, Kent, DA12 3LN
Description:	Demolition of the existing conservatory and erection of a single storey rear extension with a pitched roof and rooflights.
Applicant:	Mr M Hooper
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

Application Form - dated 19/03/2022;
Design and Access Statement and Heritage Statement;

Drawing no. 21/1176/HD/01 - Rev. B - Existing Site Location and Block Plans;
Drawing no. 21/1176/HD/02 - Rev. B - Existing Ground Floor Plan;
Drawing no. 21/1176/HD/02/1 - Rev. B - Existing Roof Plan;
Drawing no. 21/1176/HD/04/F - Rev. B - Existing Front Elevation;
Drawing no. 21/1176/HD/04/REAR - Rev. B - Existing Rear Elevation;
Drawing no. 21/1176/HD/04/LEFT - Rev. B - Existing Left Elevation;
Drawing no. 21/1176/HD/04/RIGHT - Rev. B - Existing Right Elevation;

Drawing no. 22/1176/HD/12 - Rev. H - Proposed Ground Floor Plan;
Drawing no. 22/1176/SJ/12/1 - Rev. B - Proposed Roof Plan;
Drawing no. 22/1176/SJ/13 - Rev. B - Proposed Site Location and Block Plans;
Drawing no. 22/1176/SJ/14/F - Rev. B - Proposed Front Elevation;
Drawing no. 22/1176/SJ/14/REAR - Rev. B - Proposed Rear Elevation;
Drawing no. 22/1176/SJ/14/LEFT - Rev. B - Proposed Left Elevation;
Drawing no. 22/1176/SJ/14/RIGHT - Rev. B - Proposed Right Elevation;

Relevant Planning History

Reference	Description	Decision	Decision Date
20211394	Demolition of existing conservatory and erection of a single storey rear extension with glass roof, replacement of existing hard standing with regatta style pavements and replacement of existing garage side door with new composite door.	PERMITTED	20.01.2022
20180683	***REVISED DRAWING*** Replacement of all existing windows to the front elevation, garage door and retention of the front door.	PERMITTED	21.11.2018

20170897	Replacement of all existing windows to the front elevation, garage door and retention of the front door.	REFUSED	20.02.2018
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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
- CS20 - Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 - Vehicle Parking Standards
- TC3 - Development Affecting Conservation Areas

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

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
- Section 15 - Conserving and enhancing the natural environment
- Section 16 - Conserving and enhancing the historic 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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Chestnut Green Conservation Area Appraisal (2017)
- Rural Conservation Area Appraisals Management Plan (2016)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

KCC - Heritage - The site lies within an area of multi-period archaeological potential. However, it is

considered unlikely that these proposals, immediately adjacent to the existing dwelling, would have a significant below-ground archaeological impact.

KCC - Public Rights of Way - No objection, subject to an informative advising that the public right of way must not be stopped up, diverted or obstructed at any time.

Shorne Parish Council - The proposal redesigns and slightly enlarges the previously permitted rear, single storey extension.

The Parish Council has no objection in principle to the proposal subject to there not being any valid significant objections from neighbours. In that context we note that the new proposal introduces an additional side window that is further to the rear and closer to the boundary with the neighbouring property than was previously the case. This could impact on the privacy of the neighbouring property - obscure glazed glass on side windows is normally recommended in that circumstance.

Conservation Architect – no comment received.

Neighbouring properties

An advert was published in the local paper and a notice was displayed on site 7th April 2022.

In addition, four surrounding properties were consulted and no representations were received. The consultation period expired 6th May 2022.

Officer's Analysis

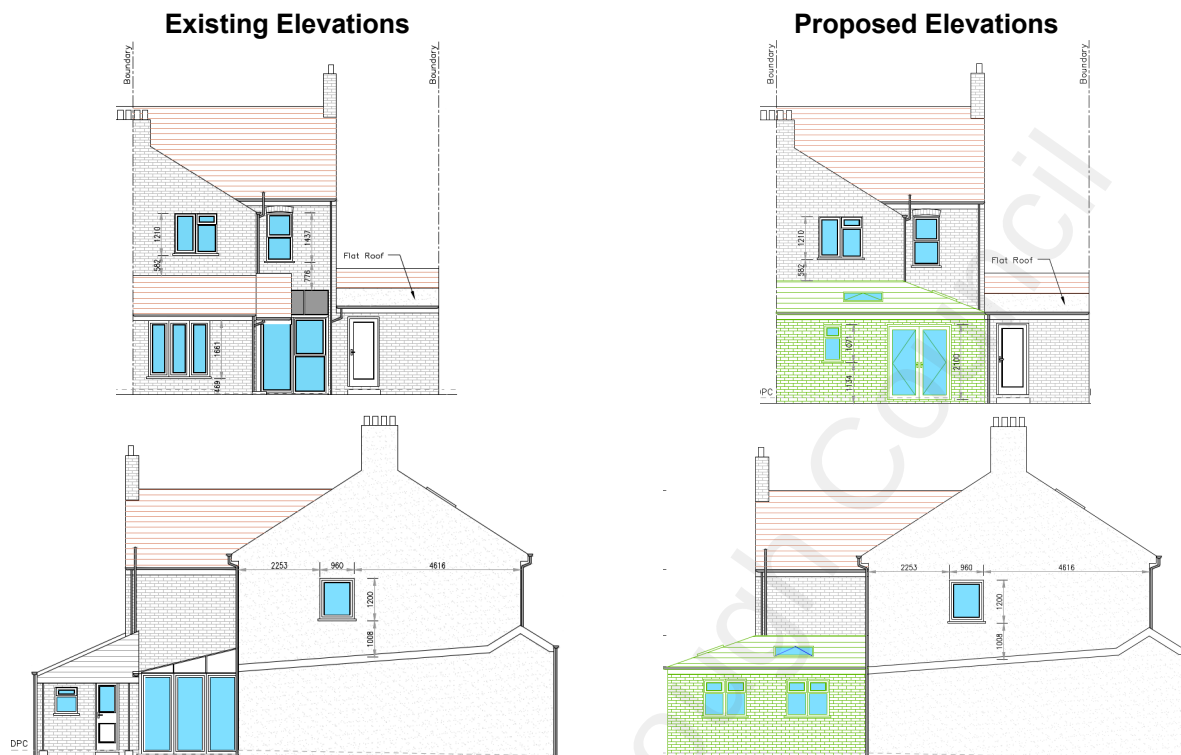
The Hendley's forms one half of a pair of late 19th century semi-detached dwellings. The property is located on the northern side of the highway, has a paved frontage and an attached garage to the side. The property is inset from the Green Belt, but is located within the Chestnut Green Conservation Area and is covered by an Article 4 Direction.



As aforementioned in the report, the property was granted permission for alterations to the driveway and side door, as well as the demolition of a conservatory and erection of a glass roofed rear extension. This application proposes an altered rear extension from that previously permitted.

Design, Character and Appearance

The rear extension will join to the existing pitched roof rear projection. It will have a depth of 5.6m, a width of 2.3m. It will have a maximum height of 3.42m and an eave height of 2.32m. The extension will not project beyond any principle elevation of the property. There will be two flank windows facing southwards, two velux windows on the roof slopes, with a window and door facing out towards the garden.



The proposed changes to the property are considered to be acceptable in terms of design. The rear extension is an infill that does not project beyond the rear elevation of the existing rear projection. It will have the same dimensions as the previously approved extension, but will have a tiled roof, with velux windows. The extension will not be visible from any public vantage point and will have no impact on the character or appearance of the street scene. As such, in design terms the proposed extension is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Lastly, due the extensions location at the rear of the property, the proposal is considered to preserve the character of the Cheshunt Green Conservation Area. Therefore the application passes statutory test of S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and is in accordance with Policy CS20 (Heritage and the Historic Environment) (LPCS) and Saved Policy TC3 (Development Affecting Conservation Areas) (LPFR) and Section 16 (Conserving and Enhancing the Historic Environment) (NPPF).

Amenity of Future Occupiers

The proposed development will provide acceptable levels of amenity for future occupiers. The garden is large and will not be significantly reduced as part of this development, and the rooms proposed are in accordance with Gravesham's Residential Layout Guidelines (2020) and will receive sufficient natural light. Therefore, the development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The development hereby proposed will not have any material impact on the amenity of neighbouring properties in terms of loss of light, loss of privacy, outlook or sense of enclosure. No representations have been received.

The Parish Council queried if the proposed flank windows would impact on the privacy of neighbours, however these will face a flank wall and fence of the neighbouring property. Moreover, the glazing has been

significantly reduced from the already approved extension.

As such, the proposal is considered to safeguard amenity of surrounding properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

There are no parking or highway issues related to this proposal.

Any Other Material Planning Considerations

Impact on the Landscape - the site is located within the Shorne Woodland Landscape Character Area. This area is characterised by an undulating topography, chestnut coppice woodland and a strong sense of enclosure. The developments are often located around traditional village greens, are buildings have varying styles and ages with chequered brickwork and ornamental brickwork.

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 development is not considered to impact on the Shorne Woodland Landscape Character Area, by virtue of the small scale of the infill extension and that it will not project beyond any principle elevation of the property.

Conclusion

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

The proposed extension is identical to the previously approved extension, but will be constructed using brick and tiles. The extension will not be visible from any public vantage point and will be finished using materials that match the property. Therefore the extension is considered acceptable in terms of design and will preserve the character of the conservation area. The proposal will safeguard the amenity of future occupiers and neighbouring properties, and will not impact on the character of the landscape.

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:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	23 rd May 2022	Dated:	23 May 2022