



Delegated Report

Householder Planning Application

Planning Application No: 20221300

Location: Rosemead Whitepost Lane Culverstone Gravesend

Description: Application for a minor material amendment to planning permission reference 20200872 for the erection of a first floor level to existing dwelling and alterations to raise the roof, and erection of a single storey annex ancillary to the main dwelling in the rear garden; to allow alterations to the approved footprint, floor plan and elevations of the annex.

Applicant: Mr Andrew Gavin

Site Visit Date: Desktop

Submitted Documents/Plans

Application form;
Drawing no. 04 – Existing & Proposed Block Plan;
Drawing no. 07 – Proposed Log Cabin Floor Plan and Elevations;
Covering Letter; and
Planning Statement.

Relevant Planning History

Reference	Description	Decision	Decision Date
20200872	**REVISED PLANS** Erection of a first floor level to existing dwelling and alterations to raise the roof, and erection of a single storey annex ancillary to the main dwelling in the rear garden.	Permitted	12.11.2020

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

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Meopham Parish Council

No objection providing the annexe is not used as a separate hereditament.

Neighbouring properties

11 surrounding properties were consulted with an overall consultation expiry date of 8 February - one response has been received, the comments of which can be summarised as follows:

- We purchased our home over twenty years ago for its South facing garden aspect. We are concerned how raising the level of the roof would deplete the sunlight into our garden.

(Note: this minor material amendment application is not related to the main dwelling which is where the raising the level of the roof was. This application solely relates to the proposed annex building.

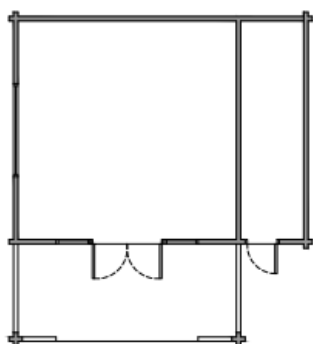
Officer's Analysis

This application seeks approval for a minor material amendment to planning permission reference no. 20200872 for the erection of a first floor level to existing dwelling and alterations to raise the roof, and erection of a single storey annex ancillary to the main dwelling in the rear garden; to allow alterations to the approved footprint, floor plan and elevations of the annex.

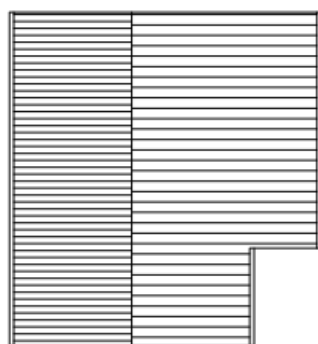
The proposed amendments relate to the approved annex only and not the main dwelling.

Below is a comparison of the approved and proposed schemes:

Approved scheme ref. 20200872:



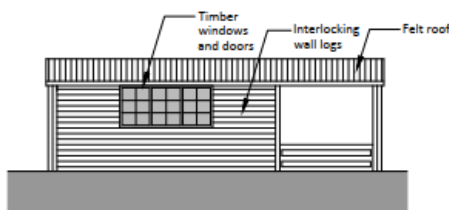
Proposed Log Cabin Floor Plan
1:100



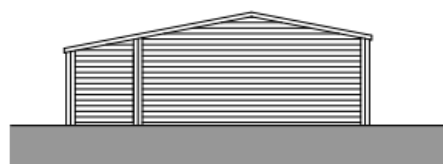
Proposed Log Cabin Roof Plan
1:100



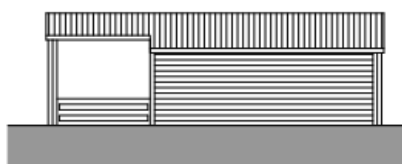
Proposed Log Cabin Front Elevation
1:100



Proposed Log Cabin Side Elevation
1:100



Proposed Log Cabin Rear Elevation
1:100



Proposed Log Cabin Side Elevation
1:100

Design, Character and Appearance

As can be seen from a comparison of the approved and proposed amended scheme, the annex building would be altered in terms of its scale and design.

The approved annex building was of rectangular footprint with an open plan living/kitchen/dining, a bedroom and store. It was to have brick walls, weatherboarding on the front and a tiled roof. Its size was as follows:

Width – 11.2m

Depth - 6m

Height – 4.7m to top of the pitched roof.

Footprint – 67.3 sq. m

The proposed amended annex building would be altered in terms of its size and appearance. It would be a log-cabin design with a veranda on an L shaped footprint. It is to have interlocking wall logs for the walls and a felt roof. Its size is as follows:

Width – 7.4m

Depth – 6.73m

Height – 2.59m to top of pitched roof

Footprint – 47 sq. m

As can be seen from a comparison of both schemes, the amended annex building would be smaller in scale than the annex building approved. Although it would be 0.73 sq. m greater in depth, it would be 3.8m less in width, 2.1m less in height and 20.3 sq. m less in footprint. Overall, therefore it would be much

reduced in scale. The log cabin design is more akin to a garden outbuilding than the approved brick and tile annex building and is therefore considered more sympathetic in character.

The proposed amended annex building is considered of improved scale and design to the approved annex building and in respect of design, character and appearance the proposal is considered compliant with Policy CS19 (LPCS).

The site is located in the Meopham Downs Landscape Character Area. As the proposed amended annex building is of a smaller scale and more sympathetic design and character, it is considered there would be no harmful impact on the surrounding landscape character and in this respect the proposal is compliant with Policy CS12 (LPCS).

Amenity of Occupiers

The approved annex building had an open plan living/kitchen/dining room, a bedroom and store. The proposed annex would not be used for full accommodation like this but it is said in the planning statement that it will be used as overspill accommodation for the family living at the property, that the building will still be used as ancillary use to the dwelling and it is not proposed to remove or vary the restrictive conditions attached to the permission. Should permission be forthcoming, the same condition as before restricting the use of the annex building would need to be attached.

As a result of the development approved under ref. 20200872 the dwelling would increase from a three to a five bedroom dwelling. The dwelling was considered to have sufficient garden area and depth to meet the standards in SPG2 for a dwelling with four or more bedrooms and as the proposed amended annex building would be a smaller footprint, the property would have even more garden area. The proposal therefore raises no issues concerning private amenity space for the dwelling. In respect of the amenity of occupiers the proposal is considered compliant with Policy CS19 (LPCS).

Neighbouring Amenity

In application ref. 20200872 it was deemed there was no impact regarding neighbouring amenity. With the reduction in the size of the building overall and that the annex building would still be ancillary to the main dwelling, it is considered to remain the case that there would be no harmful impact on neighbouring amenity. In respect of neighbouring amenity the proposal is considered compliant with Policy CS19 (LPCS).

Parking and Highway Safety

In application ref. 20200872 it was deemed there was no impact regarding neighbouring amenity and the proposal for a reduced size annex building of a different design does not raise any issues regarding parking or highway safety either. In respect of parking and highway safety the proposal is therefore considered compliant with saved Policy P3 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposed amendments to the annex building would have no harmful impact in respect of design, character and appearance including landscape character, occupier and neighbouring amenity and parking and highways safety.

Recommendation: Permission

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

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	27th March 2023	Dated:	27th March 2023