



Delegated Report

Householder Planning Application

Planning Application No: 20230970

Location: Finlarig White Post Lane Cobham Gravesend

Description: Erection of a front porch and a rear and side garage extension with alterations to windows and doors.

Applicant: Mrs Amandeep Kooner

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form

A001 OS Plan and Site Plan
A101 Ground Floor Plan - Existing
A102 First Floor Plan and Roof Plan - Existing
A103 Ground Floor Plan – Existing
A104 First Floor Plan and Roof Plan (Demolished) - Existing
A201 East and West Elevation – Existing
A202 South and North Plan – Existing
A203 East and South Elevations (Demolished) - Existing
A204 North and South Elevations - Existing
A301 Front Perspective – Existing
A302 Rear Perspective - Existing
A303 Front Perspective (Demolished) - Existing
A304 Rear Perspective – Existing

A104 First Floor and Roof Plan – Proposed
A105 Ground Floor Plan – Proposed
A204 North and South Elevations – Proposed
A205 East and West Elevations – Proposed
A303 Front Elevation (3D) - Proposed
A304 Rear Elevation (3D) – Proposed

Design and Access Statement

Relevant Planning History

Reference	Description	Decision	Decision Date
19570077	Development of land at White Post Lane, Sole Street, Cobham	Permitted	23.10.1957

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- C13 - Extensions to Dwellings in the Countryside

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-designed Places
- Section 13 - Protecting Green Belt Land
- Section 15 - Conserving and Enhancing the Natural 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);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Ward Councillors:

No comments received.

Cobham Parish Council:

Cobham Parish Council has no objection to this application.

GBC Highways Officer:

There are no highway implications, however I would suggest a condition that limits the use of the garage to parking of a motor vehicle and garden storage, to ensure the garage is retained as a parking space.

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.

Neighbouring properties

The final date to submit comments on this application ended on 26th October 2023.

4no. surrounding properties were consulted, and 0 comments were received from members of the public.

Officer's Analysis

Principle of Development

This application is located in a Rural Settlement inset from the Greenbelt, 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), Landscape Character Area, Amenity of Future Occupiers, Residential Amenity of neighbours and Highways.

Design, Character and Appearance

The proposed scheme contains the followings elements:

- Erection of a porch to the north elevation
- Erection of a single storey infill extension to the rear and site (South Elevation)
- Alterations to fenestration

Each element will be considered in turn but will ultimately be assessed for appropriateness cumulatively.

Porch

The front porch would be a small-scale addition, replacing the existing porch canopy. Whilst a flat roof would usually be avoided. Given that there is an existing flat roof canopy in the same position of a similar size, it could not be reasonably suggested that a similar flat roof in this instance would create additional harm to the character of the area.

Extension

The single storey rear extension would infill a small section where the garage is stepped in on the rear elevation from the main house. This would be a flat roof addition at the same height as the existing garage it would extend from. Located to the rear it would have limited impact on the streetscene. Given that the flat roof garage would meet the existing rear elevation of the main dwellinghouse, it would not be a more prominent addition to the dwellinghouse. It would, however, reduce the subservience which the step in from the rear provided.

Fenestration

The proposed scheme would include the removal of a ground floor window to the north elevation serving the room labelled 'hall' on the plans which off shoots from the garage. The rear and side facing windows and door serving the garage and dining room would be lost as a result of the additional infill extension and would result in one new rear facing window on the rear wall as proposed. The altered windows and doors would be appropriate in size and number and would not disbalance the appearance of the dwellinghouse.

Cumulative Assessment

Cumulatively the alterations would result in a minor increase in footprint and bulk to the dwellinghouse. The design features, particularly the flat roofs are not considered good design, but are also not uncharacteristic for the appearance of the existing dwellinghouse. Overall, the additions would be subservient in appearance and scale and would not overwhelm the main dwellinghouse. The additions would use red

bricks and white upvc windows as stated in the application form, which would reflect the existing character of the dwellinghouse.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2023) in terms of design, character and appearance.

Landscape Character Area

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 NPPF (2023) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

The proposed additions would create a porch and extend the existing garage. As non-habitable rooms, there are no internal minimum space standards required for such use. There would also be no significant reduction in external garden space.

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

Bluebells is the property located to the east and is attached via the dingle storey garage. The rear infill extension would extend to the rear to match the depth of this neighbour's rear elevation. As such it would not be in a position, at single storey to overbear on, overshadow, or overlook this neighbour's property to any significant degree. The proposed porch is small scale, front facing and 7.4m from the shared boundary with this neighbour. It would not significantly impact this neighbour's amenity in such a position and at such a scale.

Morcote is located to the east. It is a detached dwellinghouse which is set further to the north than the subject dwellinghouse. The proposed front porch would be 6.3 metres from the shared boundary with this neighbour. The rear extension is an infill extension located to the west side of the subject dwellinghouse, which would not extend beyond the rear. It would not be visible from this neighbour's perspective. Based on the aforementioned characteristics of the design, the proposed development would not likely have any significant impact on this neighbour's residential amenity.

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

Highways Safety and Parking Provision

The size of the garage would be retained and there would be no concerns regarding impact on reduced parking availability on site. While the development does pose the potential for conversion to a habitable room, the garage door is being retained. Although a condition has been requested to restrict the use of the garage extension, this is in error as the whilst the extension is to the rear of the garage, it does not form

part of the garage (there is a dividing wall) and is accessed from the main house. As such the condition would be overly onerous.

Adequate vehicle and cycle parking provision is therefore available in accordance with paragraphs 110 to 113 of the National Planning Policy Framework (2023), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014.

Conclusion & Recommendation

The proposed development complies with all relevant national and local planning policies. The recommendation is to approve.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	22 nd November 2023	Dated:	22 November 2023