



Delegated Report

Householder Planning Application

Planning Application No: 20220243

Location: 7 Elwill Way Istead Rise Gravesend Kent

Description: Extension of existing single storey rear extension, replacement of the store windows with brickwork and new pitched roof to porch, replacement of the rear dormer, hip to gable roof conversion, conversion of the additional roof space to form habitable rooms and formation of new hardstanding in the front garden.

Applicant: Mr Teasdale

Site Visit Date: 29 June 2021 (for applications 20211521 and 20211528)

Submitted Documents/Plans

Householder Planning Application form;
Drawing no. SM332.1 Existing block and location plans and elevations and layouts; and
Drawing no. SM332.4 Rev. A Proposed block plan and elevations and layouts.

Relevant Planning History

<u>Application No.</u>	<u>Description</u>	<u>Status</u>	<u>Decision</u>
20211528	Application for a Lawful Development Certificate in respect of a replacement of the rear dormer, hip to gable roof conversion, conversion of the additional roof space to form habitable rooms and formation of new hardstanding in the front garden.	Certificate granted	04.02.2022
20211521	Extension of existing single storey rear extension, replacement of the store windows with brickwork and new pitched roof to porch.	Permitted	04.02.2022
20210940	Erection of a single storey rear extension and alterations to the roof incorporating extensions to the existing front and rear dormers.	Permitted	21.09.2021
20210566	Erection of a single storey rear extension and extension of existing	Refused	30.06.2021

front/rear flat roof dormer.

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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P5 – Exceptions to Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- TC7 – Other Archaeological Sites

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;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006)
- Gravesham Landscape Character Assessment (2009)
- Householder Extensions/Alterations Design Guide SPD (2021)

Consultations, Publicity and Representations

KCC Heritage

The site lies within an area of multi-period archaeological potential. However, it is considered unlikely that these proposals would have a significant below-ground archaeological impact.

GBC Highways Officer

There are no highway implications I have no objections, the number of bedrooms is a constant.

To comply with building regulations, I would anticipate any widening of the drive would have to be constructed from a hard permeable material.

Neighbouring properties

The application was publicised to seven neighbouring properties by letter. No representations have been received. The overall consultation period expired on 03 May 2022.

Officer's Analysis

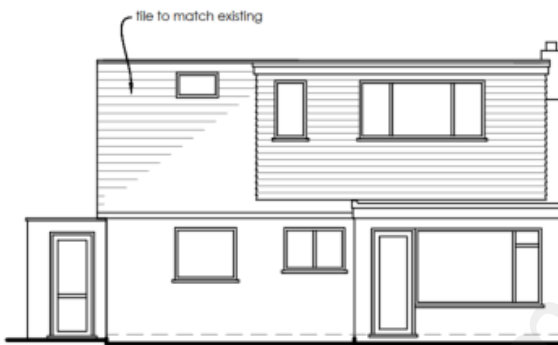
Background

Planning permission (20210940) was granted for the erection of a single storey rear extension and alterations to the roof incorporating extensions to the existing front and rear dormers at the application site in September 2021. This followed the refusal of a similar but larger proposal earlier in the year (20210566).

Planning permission (20211521) was then granted for the extension of an existing single storey rear extension, replacement of the store windows with brickwork and new pitched roof to porch. At the same time a Lawful Development Certificate (20211528) was also granted in respect of the replacement of the rear dormer, a hip to gable roof conversion, the conversion of the additional roof space to form habitable rooms and the formation of new hardstanding in the front garden.

It was noted that the proposed developments under 20211521 and 20211528 could not be built at the same time. The following images show that the raised eaves of the proposed rear extension would impinge upon the bottom of the proposed dormer;

20211528 LDC proposed rear elevation



Current application proposed rear elevation



If both developments were to be constructed, then planning permission would be required for the resulting development. This issue was brought to the attention of the applicant by way of an informative on the previous approvals.

The current application relates to the amalgamation of the two previous approved developments into a single scheme.

Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. In this context it is considered that the starting point for assessing the appropriateness of built development in design terms, will be to consider how the proposal relates to the existing building and those in the surrounding area.

The application site is located in the Istead Arable Farmlands Landscape Character Area (LCA) and as such, Policy CS12 of the Local Plan Core Strategy is relevant. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment will be taken into account in determining applications. In relation to the Istead Arable Farmlands LCA, this document states that the overall condition of the landscape is poor and that it has moderate sensitivity. It recommends that the distinctive features and patterns of the landscape should

be restored and that landscape elements that support landscape character should be created.

The proposed rear extension and dormer would be located at the back of the building; would not add excessive size or bulk to the property (in the context of what can be built under previous approvals); and would not be widely visible from public vantage points. They would also be within the confines of an existing residential garden. As such, there would be no detriment to landscape character. Furthermore the design of the proposed development would be broadly in keeping with the original building and the external facing materials would match those existing.

The proposed porch roof would not add significant bulk to the building and the materials and design would match with the existing building.

The proposed extended hardstanding would urbanise the site frontage but would be softened by the inclusion of planting strips on either side. Any planning permission granted would be subject to a condition that requires the submission and approval of a landscaping scheme for these strips.

It is noted that the proposed development would be larger and bulkier overall than the proposal refused planning permission under application 20210566. However the applicant has shown (via a lawful development certificate application) that the same hip to gable alteration and rear dormer could be built without planning permission. In addition, the large front dormer that was included in the 20210566 proposal has been excluded, which in visual amenity terms, is an improvement.

Overall it is considered that the proposed development would be appropriately designed, would not be detrimental to the character or appearance of the existing building or the surrounding area and would be in line with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (September 2014) and the Householder Extensions/Alterations Design Guide SPD (2021).

Amenity of Future Occupiers

The proposed development would improve the living conditions for future occupiers and sufficient garden space would be retained to comply with the Borough Council's Residential Layout Guidelines. As such, the proposal would not harm the amenity of future occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy September 2014.

Neighbouring Amenity

The closest neighbouring properties to the application site are no. 5 Elwill Way (located to the east) and no. 9 Elwill Way (located to the west). Nos. 6, 8 and 10 are located to the north (across the roadway). No. 68 Castlefields is located to the south (across a rear accessway).

The proposed development would alter the existing fenestration of, and introduce new openings into, the application property. The existing obscure glazed windows in side elevation of the existing side extension that faces no. 9 Elwill Way, would be reduced to high level windows only, which would reduce any adverse overlooking impacts associated with them.

A kitchen window in the side elevation of the application property faces an existing obscure glazed window in the side elevation of no. 9 Elwill Way, with no boundary treatment between. As a result of the proposed development the kitchen would be turned into a bathroom, which would require an obscure glazed window. Again reducing any adverse overlooking impacts between the properties.

New ground floor windows in the proposed rear extension would face no. 68 Castlefields but due to the screening provided by existing boundary treatments and there being a difference in levels (no. 68 Castlefields is on much lower ground), there would be no adverse overlooking impacts to the occupiers of no. 68 Castlefields.

Due to the existing rear extensions at nos. 5 and 9 Elwill Way; to the separation between the buildings and due to their orientation; it is considered that there would be no adverse overshadowing or overbearing impacts to any surrounding residential occupiers.

Overall it is considered that the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Parking and Highways

The proposed development would increase the size of two existing bedrooms in the roof space and would increase the size of the existing frontage parking area at the application site. The GBC Highways Officer has not raised an objection to the proposal. As such, there would be no adverse highway safety impacts and the proposed development would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P5 of the Gravesham Local Plan First Review November 1994.

Any Other Material Planning Considerations

The application site is located in an area of multi-period archaeological potential and within Groundwater Source Protection Zone 3 but due to the limited amount of groundworks, it is unlikely that the proposal would have a significant adverse groundwater or archaeological impact. It is noted that KCC Heritage have not raised an objection. As such, the proposal would be in line with Policies CS18 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

Suggested conditions

Time Limit

Development in accordance with the approved plans

Landscaping details

Materials to match existing

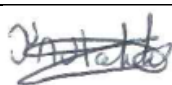
Obscure glazing to bathroom window

No windows in side elevations of proposed development

Conclusion & Recommendation

The proposed development would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	28th April 2022	Dated:	04 May 2022