



Delegated Report

Householder Planning Application

Planning Application No: 20230819

Location: 41 Scratton Fields Cobham Gravesend Kent

Description: Demolition of existing conservatory and erection of single storey rear extension with 8no. additional roof lights.

Applicant: Mr And Mrs Gilby

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form;
Drawing No. 01A – Floor Plans and Elevations – Existing;
Drawing No. 02A – Floor Plans and Elevations – Proposed;
Drawing No. 03A – OS Plan; and
Drawing No. 04A – Block Plans – Existing and Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20000308	Erection of two storey side extension to form living room, shower room/w.c. and utility room with 2 no. bedrooms over and erection of a front porch.	Permitted	22.06.2000

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

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)

- 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);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Cobham Parish Council

No comments received.

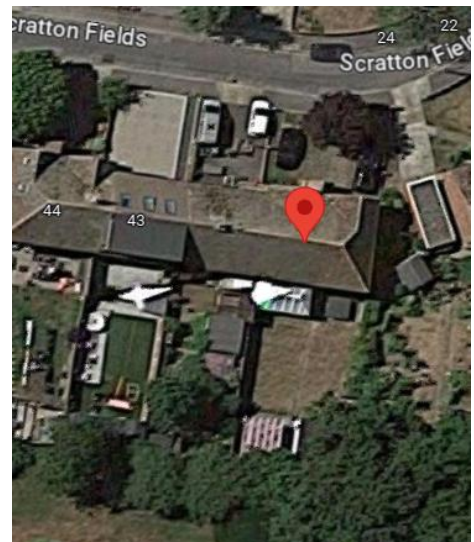
Neighbouring properties

Four surrounding properties were consulted, no responses were received and the consultation period expired on 22.08.23.

Officer's Analysis

41 Scratton Fields is a two storey end terrace property located to the north east of the highway.

Google Images



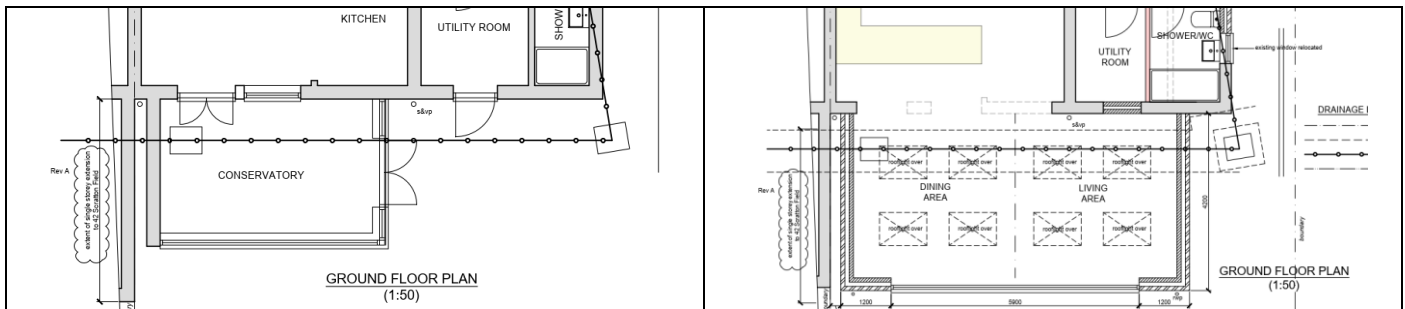
This application proposes the demolition of the existing conservatory and the erection of a single storey rear extension with a dual pitched roof. The extension would span across the rear elevation of the existing dwelling (in part), including the rear elevation of the existing two storey side extension (permitted under 20000308).

Proposed Development

The development would create space for internal layout changes and a new living area. In addition, there would be a reduction in the bathroom window located in the rear elevation, the window in the side elevation would be relocated and a new door would be installed in the side elevation. The extension would have the following dimensions:

- Height 4.00m (max)
- Height of parapet walls 2.86m
- Depth 4.20m
- Width 8.30m





Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area.

The proposed external materials for the development would match the existing including brickwork, roof tiles and fenestration, which is desirable. The extension is fairly substantial in scale and the ridge of the dual pitched roof would be situated above the existing first floor window sills. Generally, it is preferable that single storey extensions do not rise above the window sill level of any first-floor windows, and it is noted the property already benefits from a previous extension. However, on balance, a similar extension (projecting from the rear elevation of the original dwelling only) could be constructed under permitted development rights via a larger homes prior approval application. Overall, the proposal is considered to be of an acceptable proportion to the host dwelling and plot, and is therefore considered to be acceptable. Furthermore, the proposal is not considered to detrimentally impact the character of the area.

As such, the development is in accordance with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth, and the proposed block plan indicates the resultant garden space would comply with the requirements. In addition, the RLG (2020) sets out expected room sizes and the proposal complies with the guidelines. Although utility room sizes are not specified, 3.74sqm is considered sufficient space. As such the proposed development is considered to provide acceptable room and garden space to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Neighbouring Amenity

No neighbour responses were received during the consultation process, however the development has been assessed in terms of neighbouring amenity.

In situ, the proposed development is not considered to detrimentally impact neighbouring amenity in terms of privacy, loss of light, loss of outlook or to cause a sense of enclosure. The new window at ground floor level in the side elevation of the existing dwelling will serve the shower/wc and shall therefore be conditioned to be obscure glazed. In addition, no fenestration is proposed in the flank elevations of the proposed extension. Furthermore, the proposed extension is single storey, and the plans show the directly adjoining neighbour (No. 42) has existing extensions that abuts the shared boundary.

As such the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Highways and Parking

There are no highways or parking concerns that arise as a result of this proposal.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of archaeological potential. However, the proposal would be unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 3 area, however, the proposal is unlikely to pose an issue with regards to this constraint.

Impact on the Landscape

The application site is located 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 the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is unlikely that the proposed development would have any detrimental impacts on the character of the landscape, by virtue of its location within the rural settlement.

Conclusion

The proposed single storey rear extension will be constructed using acceptable materials. It is fairly substantial in scale, however, on balance, a similar extension (projecting from the rear elevation of the original dwelling only) could be constructed under permitted development rights via a larger homes prior approval application. Overall, the proposal is considered to be of an acceptable proportion to the host dwelling and plot, and it is therefore considered to be acceptable. Furthermore, the proposal is considered to protect the amenity of future occupiers and neighbours and would not detrimentally impact the street scene.

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

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	20 th September 2023	Dated:	20th September 2023