



Delegated Report

Householder Planning Application

Planning Application No: 20221109

Location: Attlee House 1 Chapelwood Place Cobham Gravesend

Description: Erection of a single storey side extension.

Applicant: My Guy Skidmore

Site Visit Date: Previous application

Submitted Documents/Plans

- Application form;
- Drawing no. 3318.WD.01 – Proposed Floor Plans and section;
- Drawing no. 3318.WD.04 – Existing Ground Floor, Site and Location Plans;
- Drawing no. 3318.WD.05D – Proposed Ground Floor Plan;
- Drawing no. 3318.WD.06 – Existing Elevations – Side South and Front East;
- Drawing no. 3318.WD.07 – Existing Elevations – Side North and Rear West;
- Drawing no. 3318.WD.08D – Proposed Elevations – Side South and Front East; and
- Drawing no. 3318.WD.09D – Proposed Elevations – Side North and Rear West.

Relevant Planning History

Reference	Description	Decision	Decision Date
20210831	Erection of a single storey side extension to form an indoor swimming pool room.	Withdrawn	25.02.2022
20210229	Erection of a single storey side extension to form an indoor swimming pool room.	Refused	14.05.2021

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- 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
- 15 – Conserving and enhancing the natural environment

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

Consultations, Publicity and Representations

Consultees

No response from:

- Cobham Parish Council

Neighbouring properties

7 surrounding properties were consulted plus site notice – overall consultation expiry date was 24 January 2023 – no responses received.

Officer's Analysis

The application site consists of a two storey detached dwelling situated in a cul-de-sac off of White Post Lane. The site is located within Sole Street, a rural settlement inset from the Green Belt Area, within the Meopham Downs Landscape Character Area and an Area of Archaeological Potential.

Planning permission was refused in May 2021 for a single storey side extension to form an indoor swimming pool under ref. 20210229. This was refused for the following reason:

1. *The proposed extension by virtue of its scale particularly in terms of its footprint, width and depth, and its design and materials would be an overly dominant addition that would not be subservient and would be out of keeping with the scale, character and appearance of the host dwelling. As such the proposal is contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014).*

Following this a further planning application ref. 20210831 for 'Erection of a single storey side extension to form an indoor swimming pool room' was withdrawn. This was because the agent was advised there were still concerns with the proposal in terms of The footprint of the extension had not been reduced to any significant level compared to the refused scheme and was still very large being almost as large as the footprint of the host dwelling;

The pitched roof which had been added on to resolve the issues of the previously proposed flat roof in essence just served to further increase the size and bulk of the extension due to its such large nature; The extension was still an overly dominant addition being out of keeping with its scale and character and there were also concerns at the impact on the streetscene and in landscape character terms.

The agent was advised that the extension would need to be much reduced in size in terms of footprint and width in order to be a subservient extension, should be set back from the front elevation;

The agent was also advised to reconsider the use of the extension as the proposed swimming pool by its nature would command the size of the extension and the alterations and reduction in size needed to make the proposal acceptable would mean the swimming pool would be likely too small.

This current application is still for the erection of a single storey side extension. It therefore needs to be seen whether the proposal addresses the ground of refusal of previous application reference 20210229 and the concerns outlined to the agent in withdrawn application reference 20210831.

The principle issues in the assessment of the application are:

- Principle
- Design, Character and Appearance
- Landscape Character
- Occupier Amenity
- Neighbouring Amenity
- Parking and Highway Safety
- Archaeology

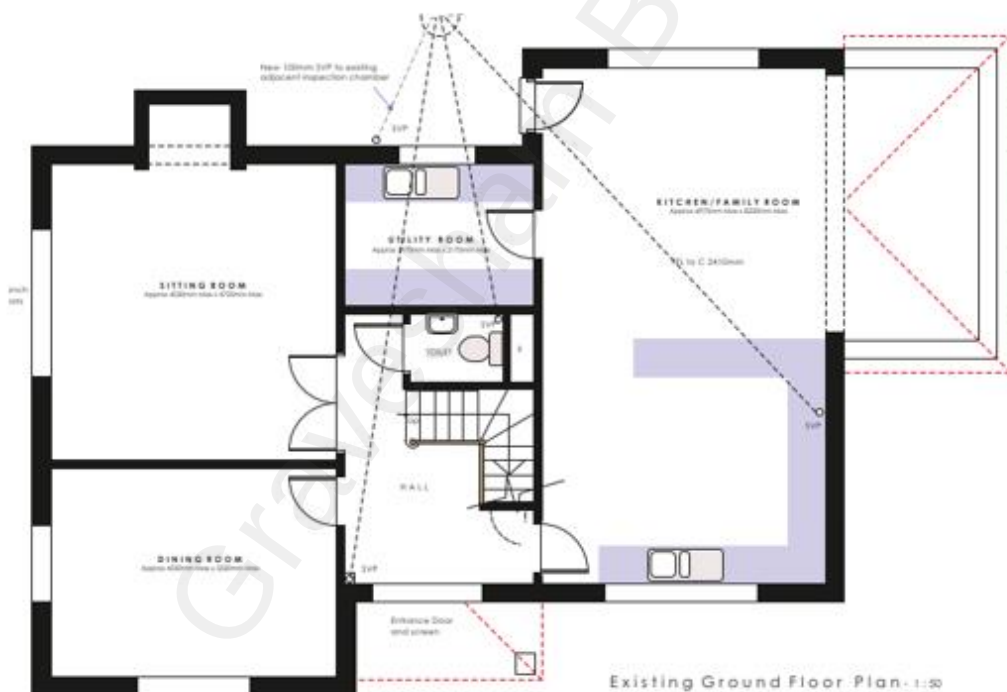
Principle

Policy CS02 (LPCS) states that in the rural area, development will be supported within those rural settlements inset from the Green Belt and defined in the Policies Map. This is a proposal for an extension to an existing dwelling in Sole Street, a Rural Settlement Inset from the Green Belt and as such the proposed development is acceptable in terms of principle. The proposal must now be looked at in terms of all principle considerations to see whether it is acceptable with regards to them.

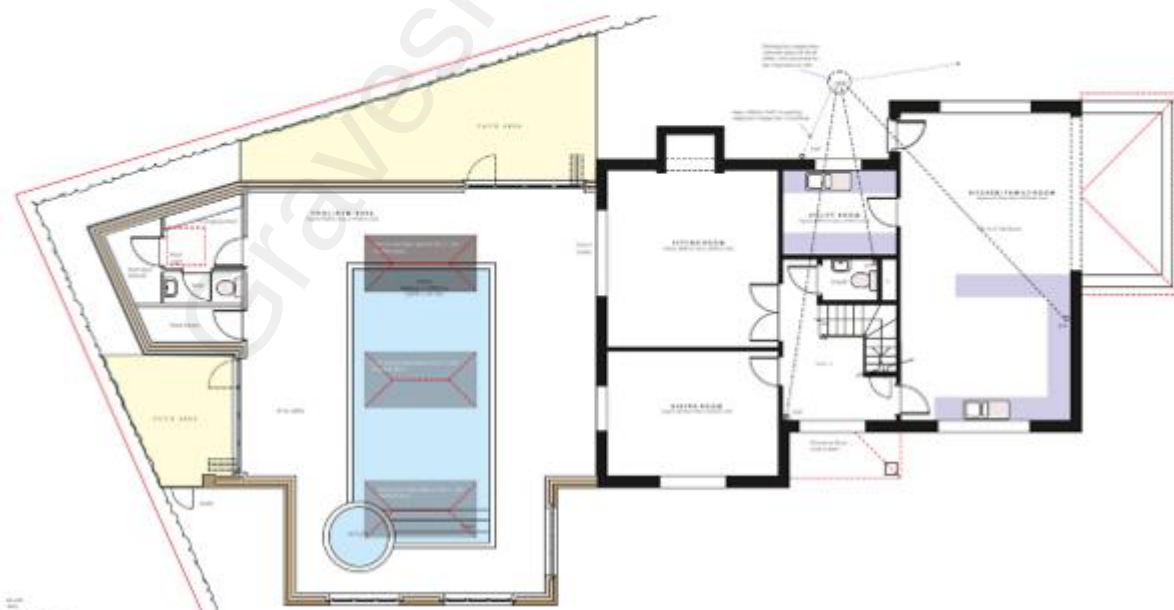
Design, Character and Appearance including landscape character

The proposed extension would be situated on the southern side elevation of the host dwelling as previous applications. The issues identified with the previous proposals in terms of the refused and withdrawn applications, is the size of the extension and it not being subservient to the host dwelling. A comparison of the existing, the refused, withdrawn and current proposals is given below:

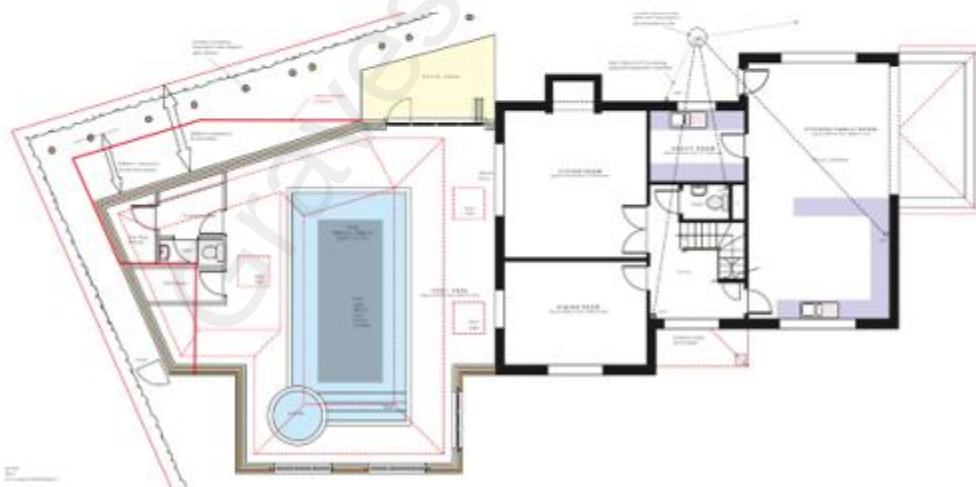
Existing



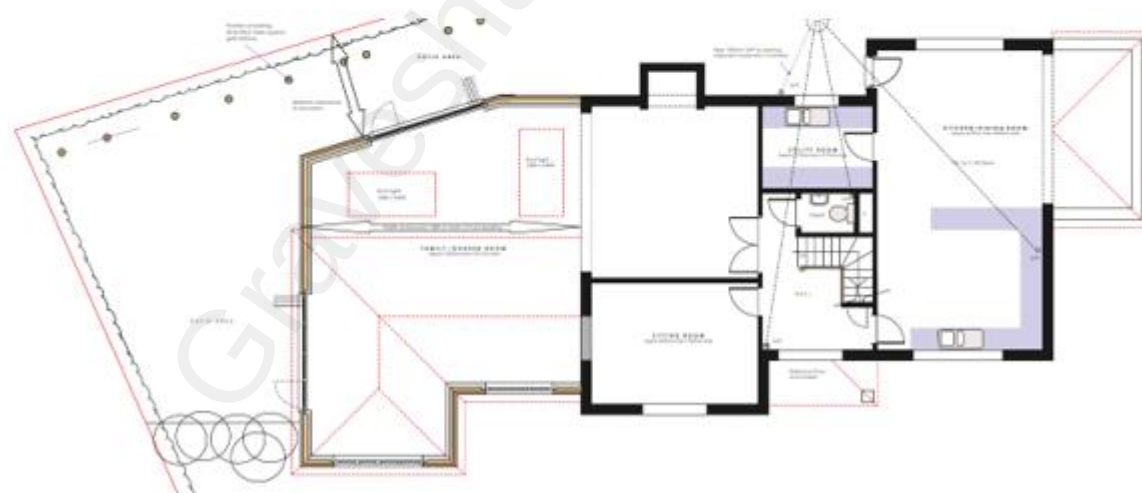
Application reference 20210229 – (Refused)



Application reference 20210831 – (Withdrawn)



Current proposal



The Householder Extensions/Alterations Design Guide (2021) states the following design advice for single storey side extensions:

- **Footprint:** Extensions should generally aim to appear subservient to the original building by lying behind the main front building line, though where designed well or having regard to positive local character, other approaches can be supported.
- **Height:** Extensions that directly abut a neighbouring boundary should be designed to minimise impact on neighbouring amenity.
- **Width:** Extensions should generally be no greater than half the width of the original building.
- **Design:** Extensions are of greater visibility, and should incorporate roof designs to reflect the main property's roof. The use of flat or false pitched roofs visible from the street should be avoided. Patterns, design and proportions of windows should reflect the original building and local character. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.
- **Materials:** Matching external materials and window / door frames should be used.
- **Overlooking:** Extensions should avoid inserting any flank windows where they would allow new, or increased overlooking views into neighbouring gardens / properties.
- **Light / Outlook:** The 45 / 25 degree rule will be used to assess the impact of the extension on neighbouring light / outlook.
- **Garden Space:** Adequate garden area for the enlarged house should be retained following development.

In respect of the proposed extension, the footprint is large and would be over half of the footprint of the host dwelling (the footprint of the existing host dwelling is 124 sq. m and the proposed extension would be 67 sq). Due to this size it appears as a very large and dominant addition to the property. The extension is oddly angled particularly on the rear wall. Due to the large size and the decision to extension in line with the rear wall but to also create a gap to the boundary, this results in the extension having an oddly angled rear wall which again points to the over dominance of the extension. The front wall of the extension would be set back from the main front wall by 0.57m for the first 3.4m but for the rest of the extension it would extend forward of the front wall of the dwelling by 1.4m again making the extension a prominent and bulky addition.

The extension would have two different roof forms; the front part would have what appears as a pitched roof from the front of the dwelling but when viewed from the side elevation one can clearly see it would actually have a flat roof in place of where the ridgeline of the pitched roof should be; it is therefore not a true pitched roof. This roof is of great height and bulk such that it would actually extend almost up to the height of the eaves line of this two storey dwelling. Presumably due to the excessive size of the extension it would not even have this same roof form across the whole of it and the rear part would have a fully flat roof. Neither roof form is sympathetic to the host dwelling and the juxtaposition of having two roof forms is a particularly jarring and incongruous feature. Due to the siting and orientation of the property the south side elevation of the dwelling where the extension is proposed also fronts onto Chapelwood Place so it is considered that it is particularly important that the roof form is in keeping and sympathetic to the host dwelling due to its high visibility. The current proposal does not achieve this, however.

In terms of width, the host dwelling is 12.9m in width (for its main part) and the proposed extension would be 7.6m in width; it would therefore be more than half the width of the host dwelling which has the effect of making this appear as an overly large and dominant addition.

The materials are shown to be facing brickwork and plain clay tiles to match existing which would be acceptable.

Overall however, in respect of the overly large and oddly angled footprint, excessive width, projection beyond the front wall and bulky and incongruous roof form, the proposed extension would not be in keeping with the scale or character of the host dwelling and would also have a harmful impact on the streetscene. As such the proposal is therefore considered contrary to Policy CS19 (LPCS). The proposal has therefore not addressed the ground of refusal of application ref. 20210229 nor the advice given in the withdrawn application ref. 20210831.

In order to resolve these issues and make the proposal acceptable with regards design, character and appearance the extension would need to be:

Reduced in footprint significantly and have regular shaped footprint with no oddly angled walls;
A sympathetic roof form which with the reduced size extension should be able to be a nicely designed pitched roof (which is a true pitched roof and not with a flat roof part on top);

Reduce extension in width so it is no more than half of the width of the main part of the dwelling (full width of main part of dwelling is 12.9m); and All of the front wall of the extension should be set back from the front wall of the host dwelling not just part of it.

Landscape Character

Paragraph 174 of the NPPF (2021) requires development to contribute to and enhance the natural and local environment by (amongst other things) protecting and enhancing valued landscapes (in a manner commensurate with their statutory status or identified quality in the development plan). Policy CS12 (LPCS) 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.

The site is located in the Meopham Downs Landscape Character Area. The Gravesham Landscape Character Assessment (2009) advises that the Meopham Downs Landscape Character Area is characterised by gently undulating topography with a mixture of arable and pasture farmland, neat pattern of small square fields in the south, broader irregular shaped fields to the north, narrow lanes and roads lined with hedgerows, three large settlements located along A227 running east and west and traditional architecture surrounding village greens which provides local vernacular.

It's condition is described as good and its sensitivity as moderate. The Assessment states that the key landscape elements should be conserved and reinforced.

The rural settlement of Sole Street is fairly built up with a number of roads which have houses built close together and with fairly small gardens. The dwelling itself is one of several dwellings that have been built on the site of an original dwelling and form a new cul-de-sac Chapelwood Place. As such the erection of a single storey side extension to this existing dwelling in an already built up rural settlement is not considered to cause any impact on the wider landscape character and in this regard the proposal is therefore considered compliant with Policy CS12 (LPCS).

Occupier Amenity

The property has five bedrooms. SPG2 states that for properties with four or more bedrooms there should be a minimum of 100 sq. m and 10m rear garden depth. The property would retain the minimum garden area as required under SPG2. The property's rear garden depth is already under the 10m required but this was allowed under the permission for the dwelling and the proposal would not alter this. In respect of occupier amenity therefore, it is considered the proposal is compliant with Policy CS19 (LPCS).

Neighbouring Amenity

Although the extension is large, due to the distance from the two nearest neighbouring properties to the

west, Greenmount and Wedgewood and combined with the vegetation on the boundary to the west, it is considered the proposal would cause no impact on those properties with regards overshadowing, loss of outlook or overlooking. Due to the distance to the neighbouring property opposite there would be no impact with regards overshadowing, loss of outlook or overlooking. With respect to neighbouring amenity the proposal is therefore considered compliant with Policy CS119 (LPCS).

Parking and Highway Safety

The proposal would not alter the existing parking provision and proposes no additional bedrooms, as such there would be no impact regarding parking or highways safety and in this respect the proposal would be compliant with saved Policy P3 (LPFR).

Archaeology

The site is situated in an Area of Archaeological Potential however it is considered unlikely that the proposal would have a significant below-ground archaeological impact and therefore it is considered there would be no need for any archaeological works in this case; as such in respect of archaeology the proposal is considered compliant with saved Policy TC7 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal is considered compliant with regards landscape character, occupier and neighbour amenity, parking and highway safety and archaeology. However, although the size of the extension has been reduced to some degree from the previous refused and withdrawn applications, the proposal is still considered to be an overly dominant addition which would not be in keeping with the scale or character of the host dwelling. In this regard therefore, it has not addressed ground of refusal no. 1 of previously refused application reference 20210229 or the advice given in withdrawn application reference 20210831. As such the proposal is considered contrary to national and local planning policy.

Recommendation: Refusal

(For detailed 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:	10th February 2023	Dated:	10 th February 2023