

Delegated Report

Householder Planning Application

Planning Application No:	20220381
Location:	11 Scratton Fields, Cobham, Gravesend, Kent
Description:	Demolition of existing outbuilding and construction of double storey side extension, new front porch and loft conversion with rear dormer and three rooflights to front roofslope.
Applicant:	Mr Charlie Bull
Site Visit Date:	12 July 2022

Submitted Documents/Plans

Application form
Drawing no. 001 (Site Location Plan)
Drawing no. 002 (Existing Plans and Elevations)
Drawing no. 003 Rev. C (Proposed Floor Plans)
Drawing no. 004 Rev. B (Proposed Elevations)
Drawing no. 005 (Proposed Section)
Drawing no. 006 (Existing Block Plan)
Drawing no. 007 Rev. A (Proposed Block Plan)

~~Drawing no. 003 (Proposed Floor Plans) including Revisions A and B~~
~~Drawing no. 004 (Proposed Elevations) including Revision A~~
~~Drawing no. 007 (Proposed Block Plan)~~

Relevant Planning History

There is no planning history for the application property.

Nos. 3 and 7 Scratton Fields have had similar extensions granted recently.

No. 3:

20210230 Erection of a two storey side extension
Permission 20.04.2021

No. 7:

20210037 Erection of a two storey side extension, erection of a single storey rear extension and erection of a porch to front.
Permission 28.04.2021

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development

- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development and Design Principles

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on the Highway Network
- 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
- 9 – Promoting sustainable transport
- 12 – Achieving 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 (June 2020)
- Technical Housing Standards – Nationally Described Space Standard (2015)
- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Cobham Parish Council – no comment received.

Neighbouring properties

The application has been advertised by individual neighbour letters to 7 properties. The consultation period expired on 5 July 2022.

No letters of objection have been received from neighbouring properties.

One letter of support has been received from a neighbouring property.

Local Ward Councillors were also consulted, and no responses were received.

Officer's Analysis

Proposal

This application seeks permission for the demolition of the existing outbuilding and the construction of a double storey side extension, new front porch and loft conversion with a rear dormer and three rooflights to the front roof slope.

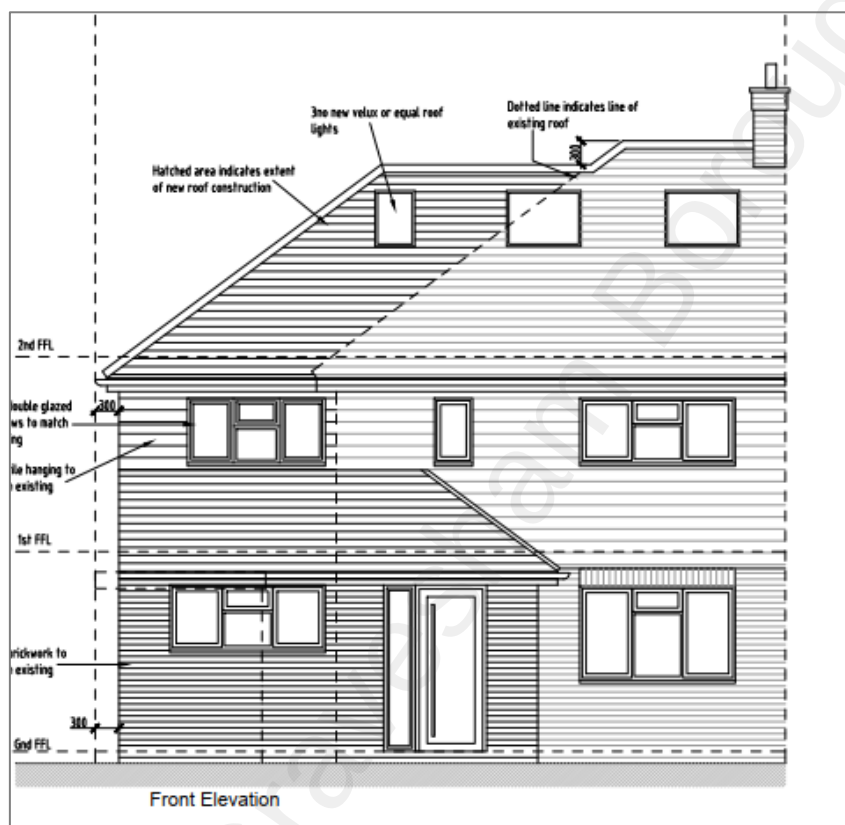
Revised plans have been submitted following concerns about the design of the side extension as it was not subservient and included a side parapet.

The proposal includes a single storey element at the front of the dwelling (projecting 1.3m forward) for a porch and the front of the lounge. The two storey element to the side will extend no further to the front or rear of the main building. In the roof, the proposed rear dormer and internal roof alterations will provide a bedroom and ensuite.

The ground floor extension will incorporate a lounge, shower room and utility room. At first floor the extension will comprise a study and a bedroom. There will be no windows in the flank elevation of the extension.

The roof over the extension will be subservient to the main ridge. Materials are proposed to match the existing.

Proposed front elevation



Design, Character and Appearance

Section 12 of the NPPF 2021 relates to achieving well-designed places and sets out the Government's requirements in relation to design issues. Paragraph 126 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014

reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The site lies within the rural settlement boundary of Cobham, inset from the Green Belt. 11 Scratton Fields is a two storey semi-detached property with a detached single storey outbuilding at the side of the property and a large front driveway. The road is quiet and residential.

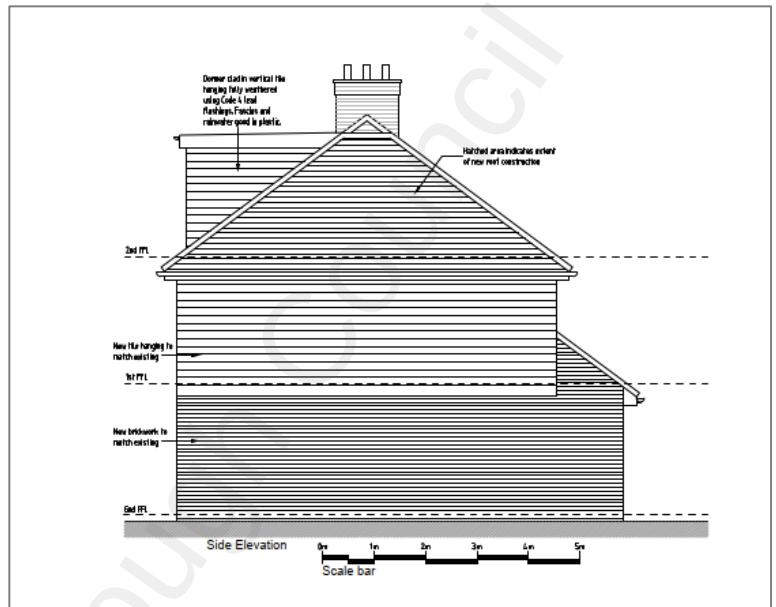
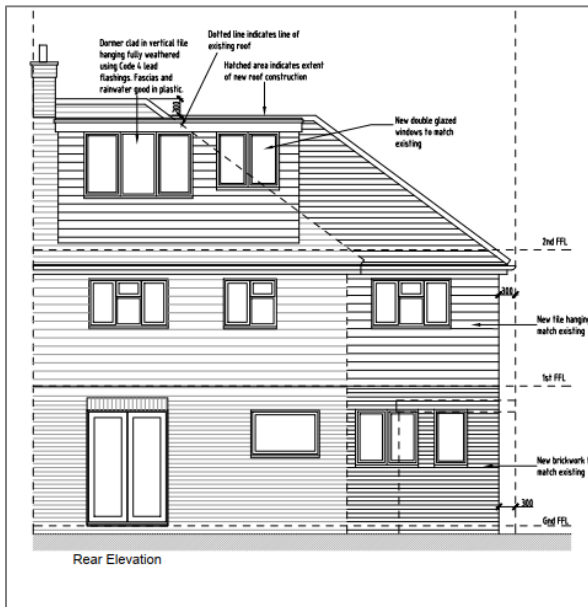


The proposed side extension would extend 2.5m across the gap at the side of the house almost up to the property boundary. It will be clearly visible within the street scene and whilst it will extend almost to the flank boundary, the reduction in space to the side will not adversely impact the character of the area. The house next door to the east, No. 10, is at an oblique angle to No. 11 on a triangular shaped plot and there is a large separation between the buildings, so the spacing between the properties will not be lessened to any significant degree by the proposed extension:



The proposed extension would be in line with the requirements for such extensions as set out in the Council's Householder Extensions/Alterations Design Guide SPD. It is considered that overall, the extension would remain proportionate in terms of the existing size of the house and would maintain the character and appearance of the existing property with the replication of the roof design and facing materials. The proposed side extension would be subservient to the original building with a lower ridgeline and will be in line with the front and rear walls. In terms of design, it is similar to what has recently been approved at nearby similar properties, such as Nos. 3 and 7 Scratton Fields.

The proposed rear dormer will sit well within the roof slope, away from the sides and up from the eaves. It will also be set down from the main ridge. The top of the dormer will be just below the extended ridgeline but as it will be read in the context of the shape of the main roof it will not appear too bulky from the side and is not considered to overwhelm the roof in this instance:



In terms of the proposed changes at the front of the property, the proposed porch element is considered to be appropriately sized and proportionate to the existing dwelling.

With regard to the impact on the landscape, Policy CS12 of the Gravesham Core Strategy 2014 is relevant to this application, relating to green infrastructure. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment (LCA) 2009 will be taken into account in determining applications. The site is located within the Meopham Downs Landscape Character Area. However, as the site comprises an existing residential property within the rural settlement boundary of Cobham, the proposal will not have any adverse impact on the landscape character of the area.

Overall, the proposal is considered to be acceptable from a design perspective and would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF 2021.

Residential Amenity

The NPPF 2021 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, 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.

Future Occupiers

The application involves increasing the size of the house from 2 to 4 bedrooms. One of the rooms was initially shown to be a further bedroom but was undersized (5.6m²). The agent was advised of this, and the room has been amended to be used as a study.

Garden space around the property will not be affected by the proposed extensions as they would be to the side of the house and within the roof and would regardless remain in excess of the recommended 100m² for a 4 bedroom property.

Overall, it is considered that the proposed extensions would comply with the Council's residential layout guidelines and the Technical Housing Standards - Nationally Described Space Standards in terms of the size of the proposed accommodation and retained garden space.

Neighbouring Properties

The main property likely to be affected by the proposal is the adjacent semi-detached dwelling No. 10, which lies to the east.

The proposed side extension will extend the flank of application property closer to No. 10 by 2.5m. Due to the shape of the plot of No. 10, there would remain at least 8m between the houses, with a detached outbuilding to No. 10 within this space. The spacing between the properties would not affect sightlines, meaning that the proposed extension would not affect light or outlook to any significant degree.

There would be no windows within the proposed extensions that would cause any significant loss of privacy to neighbouring properties. There are no windows proposed within the flank of the side extension and the dormer window would not introduce any significant additional overlooking that above anything that would generally be expected in such a residential area. The bathroom window in the dormer can be conditioned to be obscure glazed. It would also be worth conditioning no flank windows to further protect privacy to the side.

Overall, it is considered the proposal would have an acceptable impact on neighbouring properties in terms of outlook and privacy, and daylight and sunlight. As such, the proposal complies with Policy CS19 of the Core Strategy 2014.

Parking and Highways

There would be 2 additional bedrooms at the property as a result of the proposal. The maximum vehicle parking standard for a 4 bedroom property is 3 spaces. There is existing parking provision at the front of the property to accommodate this. Plus, there would be space on site for the storage of cycles.

It is not considered that there would be any significant pressure placed on parking in the area as a result of the proposal.

It is therefore considered that there would be no adverse parking or highways impact from the proposal. The proposal would comply with Saved Policies T1 and P3 of the Local Plan First Review 1994 and Policies CS11 and CS19 of the Core Strategy 2014.

Conclusion and Recommendation

Subject to conditions, the proposals are considered to be acceptable in terms of the design and impact on the application building and the character and appearance of the surrounding area, and with regards to residential amenity and highway matters. The proposal would therefore comply with the requirements of Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy 2014, saved Policies T1 and P3 of the Local Plan 1994, and paragraphs 111 and 130 of the NPPF 2021.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:	<i>K. Parkin</i>	Signed:	
Dated:	13 October 2022	Dated:	13 October 2022

Gravesham Borough Council