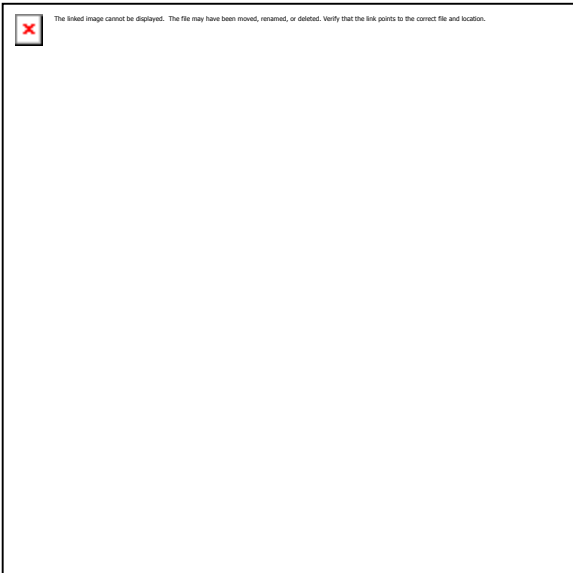




Delegated Report

Householder Planning Application

Planning Application No: 20220441

Location: 7 Manor Road Cobham Gravesend Kent

Description: Part demolition of existing dwelling including removal of existing roof and erection of new first floor and roof along with new boundary wall/fence and landscaping and swimming pool.

Applicant: Ms Sara Gray

Site Visit Date: Various

Submitted Documents/Plans

Application form;
Drawing No.001 – Location and Block Plan;
Drawing No.002 – Existing Floor Plans;
Drawing No.003 – Existing Elevations;
Drawing No.004 – Proposed Floor Plans;
Drawing No.005 – Proposed Elevations;
Drawing No.006 – Existing & Proposed Street Scene;
Drawing No.007 – Proposed Site Plan/Parking; and
Drawing No.008 – Existing & Proposed Parking Plans.

Relevant Planning History

Reference	Description	Decision	Decision Date
20211520	Part demolition of existing dwelling including removal of existing roof, erection of new first floor and roof, extension of vehicle access and hardstanding, new boundary wall/fence to front, associated landscaping and	Refused	16.02.2022

	new swimming pool to rear.		
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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

Gravesham Local Plan: First Review (1994)

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

Consultations, Publicity and Representations

Consultees

KCC – Highways & Transportation

No comment

GBC – Highways Engineer

This proposal changes a three bedroom dwelling into a five bedroom property.

Three car parking spaces, although not perpendicular to the highway are acceptable as they should be able to turn so they perpendicular or near perpendicular to the highway and all vehicles will be able to enter and leave the property in forward gear, which although not a planning requirement is a desirable feature.

With the increase in bedrooms two cycle parking spaces are ensure required which can be accommodated in the integral store, (it cannot be considered a garage)

The alignment of the drive with the carriage crossover is to be welcomed and 2m x 2m pedestrian visibility splays should be secured on either side to ensure they are retained.

Whilst there is no policy regarding gates, they should be avoided if possible, not least as they can adversely affect the pedestrian visibility splays.

This road is not busy enough to warrant the set back, but as with any such installation it can set a precedent for installations elsewhere in this road and other roads, where they may be of more concern.

KCC Heritage

No comments received

Cobham Parish Council

No comments received

Neighbouring properties

5 surrounding properties were consulted and a site notice displayed on site with an overall expiry date of 4th May 2022, no comments were received.

Officer's Analysis

Site Description

The application site is located within the rural settlement of Sole Street, inset from the Green Belt and within the Meopham Downs Landscape Character Area. The property is located within a residential street characterised by a mix of detached bungalows and two storey dwellings, within generous plots, set back from the highway. The streetscene is very green with mature hedging along the majority of the frontages. There are some examples of boundary walls, however these are generally no higher than 1m and still retain a degree of soft landscaping behind.

The application property itself is a detached bungalow that has been extended within the roof with dormers to front and rear and gable windows on both sides. There is an attached flat roof garage to the side and extensive driveway and laid to lawn front garden with hedging to the front and side boundaries.

Streetscene



Application Property



The rear garden is large with mature landscaping and backs onto the railway line with Sole Street train station located behind.

Satellite View



The surrounding area is residential in character with varied architectural styles. At the junction of Manor Road Sole Street are two listed buildings, their setting is not impacted on by this proposal.

Proposal

The application is a resubmission of 20211520 (Part demolition of existing dwelling including removal of existing roof, erection of new first floor and roof, extension of vehicle access and hardstanding, new boundary wall/fence to front, associated landscaping and new swimming pool to rear) which was refused on the following ground:

The proposed development would, by virtue of the design, bulk and scale, in particular, the over dominant and overbearing first floor extension and front boundary, would harm the character and appearance of the existing dwelling and the wider character of the area. The proposal would result in an overall incongruous design amounting to the overdevelopment of the site which would fail to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014, and paragraphs 126 and 130 of the National Planning Policy Framework 2021.

The revised application is for part demolition of existing dwelling including removal of existing roof and erection of new first floor and roof along with new boundary wall/fence and landscaping and swimming pool.

Design, Character and Appearance

Policy CS19 (LPCS) states that the design, layout and form of new development will be derived from a robust analysis of local context and character and will make a positive contribution to the street scene, the quality of the public realm and the character of the area. The NPPF (2021) sets out that development will need to function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

The prevailing architectural character of the immediate locality is fairly mixed and the adjacent properties, No 5 to the east is a bungalow that does not appear to have been extended in the roof. No. 9 to the west whilst is part two storey, the roof closest to the application property is catslide with a dormer, so gives more of an appearance of a bungalow. The land levels are even and whilst the row of three properties do differ in design, from the streetscape they do not differ significantly in roof ridge height.

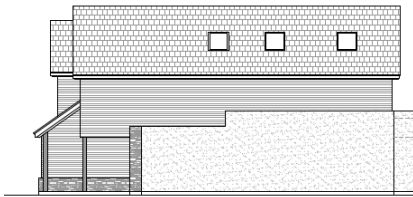
Proposed Front Elevation



Refused Proposed Front Elevation



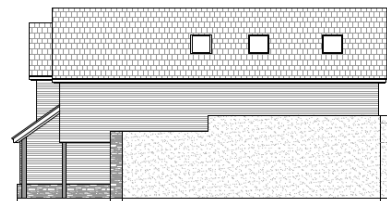
Proposed East Side Elevation



Refused Proposed East Elevation



Proposed West Elevation



Refused Proposed West Elevation



Proposed Rear Elevation



Refused Proposed Rear Elevation



The changes to the scheme involve an overall reduction in the bulk and massing of the scheme. The most significant changes is the removal on the front left gable and replacement with a much smaller front dormer. Furthermore, the materials are now shown to more in keeping with the wider character of the area as shown below



It is therefore considered that the height and design of the revised proposal would no longer appear as an incongruous and bulky design and would be in keeping with the street scene.

The proposed scales are considered no longer to be over dominant to the host property and does not result in overdevelopment of the site. Therefore, the application complies with Policy CS19 of the adopted Gravesham Local Plan Core Strategy (2014) and paragraphs 126 and 130 of the NPPF (2021).

Amenity of Future Occupiers

The proposed development is not considered to harm the amenity of the future occupiers of the site.

Neighbouring Amenity

The proposal would increase the height of the existing dwelling by the creating of the additional floor. Whilst there are habitable rooms and windows on all elevations of the property, these are set further back and are modest within the existing roofslope. The proposal would result in large gable glazing that is further forward

than the existing and would provide more extensive views over the surrounding properties. Therefore, there would be more windows created at first floor to the front and the rear of the site.

Bedrooms 2 and 4 would overlook the existing front garden and parking area which are not considered to be unacceptable. Bedrooms 1, 4 and 5 would afford views over the rear, however they do not project further to the rear than the adjacent dwellings. Whilst the windows are much larger than the existing, they do not result in views that are not already afforded by the existing bedrooms. Furthermore, there have been no objections received from any of the surrounding neighbours.

In terms of overshadowing, the increase height of the roof and side walls would result in further overshadowing than the existing, however the proposal would not project further to the rear and looking at the orientation of the property and path of the sun, the majority of the shadow cast would be over the flank wall and front garden of No. 9 which does not appear to have any habitable room windows.

Overall it is considered that the proposal would not result in a detrimental impact on the occupiers of the neighbouring properties and would accord with Policy of the adopted Gravesham Local Plan Core Strategy (2014) and paragraph 130(f) of the NPPF 2021.

Other Matters

Impact on landscape - the application site is located within Meopham Downs Landscape Character Area.

Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is not considered that the proposed development would not have a material impact on the landscape, as the site is located within the rural settlement.

Conclusion & Recommendation

Given the design and scale of the residential extensions and the changes from the previously refused scheme it is now considered the design is acceptable is not overdevelopment of the site and would be in keeping with the wider character of the area.

The proposal therefore complies with local and national planning policy and permission is recommended.

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

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	8 th June 2022	Dated:	8th June 2022