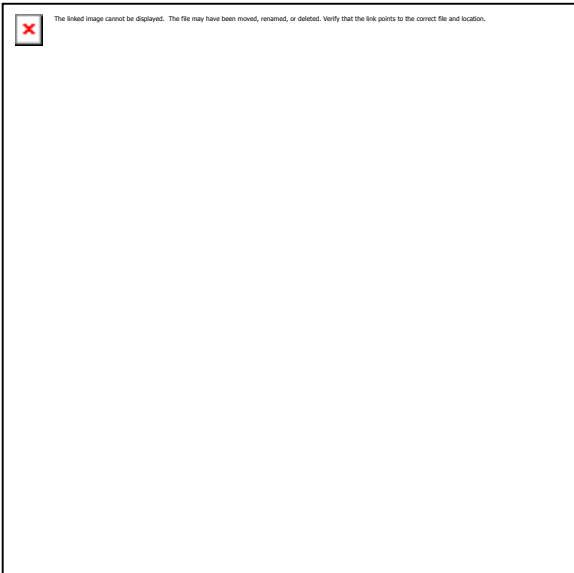




Delegated Report

Planning Application

Planning Application No: 20220198

Location: Santana Watling Street Gravesend Kent

Description: Demolition of existing bungalow and erection of a 6 bedroom detached dwelling.

Applicant: Mr Toor

Site Visit Date: 28th February 2022

Submitted Documents/Plans

The application comprises the following documents and plans:

Planning Application Form;
Drawing No. 01 – Existing Ground Floor Plan;
Drawing No. 02 – Existing Loft Floor and Roof Plans;
Drawing No. 03 – Existing Elevations;
Drawing No. 04 – Proposed Ground and First Floor Plans;
Drawing No. 05 – Proposed Loft and Roof Plans;
Drawing No. 06 – Proposed Elevations;
Drawing No. 07 – Proposed Elevations and Block Plan;
Drawing No. 08 – Existing Street Scene; and
Drawing No. 09 – Proposed Street Scene.

Relevant Planning History

Application Ref. No.	Description	Status	Date
20211027	Demolition of existing bungalow and erection of a 6 bedroom detached dwelling.	Refused	05.10.2021

19780913	Erection of single storey extension	Permission	20.11.1978
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to existing garage at the front

19770472	Erection of extension at first floor level to form two additional bedrooms	Permission	11.08.1977
19490359	Erection of a dwellinghouse	Permission	20.06.1950

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Design & Development 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
- 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)

Consultations, Publicity and Representations

KCC - Heritage & Conservation (E & W)

The site lies within an area of multi-period archaeological potential. However, I consider it unlikely that these proposals would have a significant below-ground archaeological impact and have no further comments to make in this case.

GBC – Highways Officer

I have no objections to this proposal the property can meet the requirements for car and cycle parking.

Neighbouring properties

The application has been advertised by site notice and individual letters to 4 neighbouring properties with an overall expiry date of 25th March 2022. One letter of support has been received.

Analysis

Background

As the planning history shows, a similar proposal was refused in 2021 for the following reason;

- 1. The proposed replacement dwelling, due to the bulk, scale and design with an extensive flat roof at two storey together with the loss of the landscaping to the front, will result in a prominent building out of character with other dwellings within the street scene contrary to Policies CS12 and CS19 of the Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.*

The main differences between the schemes are shown below;
Refused Scheme (20211027) Streetscene



Current Scheme



Refused Application (20211027) Front Elevations



Current



Side Elevations



Rear Elevations



Proposal

This application seeks planning permission for the demolition of existing bungalow and erection of a 6 bedroom detached dwelling.



EXISTING STREET SCENE - SCALE 1:100



Character and Appearance

The application site is located within the urban area of Gravesham where the principle of extending dwellings or rebuilding is, in the main, acceptable. The application site is a detached chalet bungalow with a deep front projection and two dormers in the front roof. The properties either side are two storey dwellings and the street scene consists mainly of two storey, detached dwellings with boundary walls and off road parking to the front. To the south of the property screened by vegetation is the A2. In the main the properties have considerable amounts of planting and soft landscaping to the front.

The revised proposed detached dwelling would still be considerably higher than the existing dwelling. The revised scheme has reduced the roof height creating a more stepped approach from the property to the west to the property to the east, together with a reduction in a large portion of the flat roof element. The width of the proposed dwelling has also been reduced by 730mm and is situated more centrally within its plot. A large portion of soft landscaping has also been incorporated within the frontage, reducing the overall amount of hard paving. Overall, it is considered that the revised scheme has addressed the previous concerns and reasons for refusal and would be more in keeping with the surrounding streetscene.



Policy CS19 of the Core Strategy states that new development will be visually attractive, fit for purpose and locally distinctive as well as integrating well with the surrounding local area. It will also take account of the scale, height, building lines, layout and materials of adjoining buildings.

The proposed replacement dwelling, whilst considerably larger than that which it replaces, would not look at odds with the adjacent dwellings or the surrounding streetscene which is varied in design and character. The reduction in overall height, width and flat roof element, together with the retention of a large portion of soft landscaping to the front, has addressed the previous reason for refusal.

The proposed replacement dwelling is of good design which would not be at odds with the surrounding character and streetscene and would therefore be in accordance with Policy CS19 of the Core Strategy

2014 and para. 130 of the National Planning Policy Framework 2021.

Amenity of Future Occupiers

All the habitable rooms contain windows located either to the front or the rear and therefore will contain sufficient outlook and daylight. There will be no overlooking of habitable room windows from neighbouring properties. The rear garden is large enough to serve a family dwelling and meets the adopted residential standards.

Neighbouring Amenity

Wayside is located to the east of the application site. This property has a cat-slide roof to the boundary with the site and a detached garage to the front. There are windows in the western roofslope that serve a bathroom and en-suite. As these are non-habitable rooms no concerns are raised with regards to look of daylight.

Newlands is located to the west of the application site and is a two storey detached dwelling with a garage build close to the boundary of Santana. There are no windows in the eastern flank of this building apart from high level rooflights. The proposed roof of the new dwelling will be pitched away from this property and therefore will have no detrimental impact on these windows. The proposed dwelling will have rooflights in the western slope which may result in perceived overlooking and therefore a condition would be recommended to ensure these are high level.

No other neighbour will be significantly impacted by the proposals in terms of amenity.

The proposals therefore accord with the objectives of Policy CS19 of the Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021.

Parking and Highways

The replacement dwelling has enough space to the front to accommodate sufficient levels of off road parking. Providing the proposed materials to be used are permeable and a condition is imposed to this effect no objections are raised on highways grounds.

Suggested Conditions

A condition will be attached to the decision notice for the submission of proposed external materials to be approved to ensure they are appropriate to the area.

Conditions will be attached to the decision for the submission of a hard and landscaping schemes.

A condition will be attached to the decision notice to ensure that an electric charging point is installed prior to first occupation.

A condition for no additional windows or openings in either flank will be added.

Permitted development rights will be removed for any extensions, roof additions and alterations and hard surfaces.

Conclusion & Recommendation

For the reasons given above, the replacement dwelling is considered to be acceptable. Approval is recommended as no conflict with local or national planning policy.

(For detailed conditions 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:	20 th April 2022	Dated:	21st Aril 2022

Gravesham Borough Council