

Delegated Report

Householder Planning Application

Planning Application No: 20230091

Location: Heysbrig Whitepost Lane Culverstone Gravesend

Description: Erection of single storey rear and side extension, proposed loft conversion with inclusion of dormers, alteration to existing roof including raising of ridge by 1m, new external finishes with internal alterations.

Applicant: Mr Sam Kench

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form;
- Drawing Number 3872-01A (Site Location Map and Existing Block Plan)
- Drawing Number 3872-03A (Existing Elevations)
- Drawing Number 3872-010B (Proposed Block Plan)
- Drawing Number 3872-12A (Proposed Elevations)
- Drawing Number 3872-1A (Proposed Floor Plans)
- Drawing Number 3872-02 (Existing Floor Plans)
- Drawing Number 3872-12A (Proposed Elevations)

Supplementary information

- Front Garden Layout
- Garden Design

Relevant Planning History

Reference	Description	Outcome	Decision Date
19890618	Erection of single storey rear extn. to form enlarged lounge.	Permitted	15.08.1989

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Meopham Parish Council

Following discussion by Meopham Parish Council's Planning Applications Committee; the Council wishes to provide the following response:

- *Meopham Parish Council objects to this planning application on the grounds of excessive bulk relative to the size of the plot and the impact on the property to the right.*

Local Ward Councillors

No comments received.

GBC – Highways Officer

“The existing situation is confusing as a large room at the back of the house is marked wardrobe, but is large enough to be a third bedroom. However as this is a rural area the minimum number of parking spaces required is two and this can be provided within the front garden. The loss of the garage is not considered significant as again adequate parking will remain. The applicant should provide a secure cycle parking space for each additional bedroom to comply with SPG4.

In terms of the access arrangements shown. Kent County Council does not approve of a double access on properties less than 15 metres wide.

4/ Separate Entrance and Exit

You may apply for a separate entrance and exit or an additional access point where one already exists, but the general rule is that increasing the number of points on a highway where vehicles turn, increases the potential for traffic conflict. We will assess the site on its own merit and will only be granted if there is no significant impact to on street parking demand.

If your property already has a dropped kerb, we will not approve a second dropped kerb unless there is sufficient space within the boundary of your property to drive a vehicle on and off your driveway in forward gear and in one continuous movement. The minimum measurement of your frontage must be 15m width by 4m depth. Your application will be refused if you do not have sufficient space. Each access will have a maximum of 4 flat kerbs and your existing access may need to be altered to achieve this at your own cost. There will need to be a minimum width of full height kerbs between the two accesses of a minimum of 4.5m.

The recommendation that the layout for the front garden should be reviewed with a view to using the existing access only and not encroaching on the visibility for this access. The applicant demonstrates three cars can be parked on site and this is ideal two to meet vehicle parking standards with a third for any visitors as Whitepost Lane is not suitable for on street parking."

Neighbouring properties

The application was advertised by way of letter to six surrounding properties. The consultation period expired on 13th March 2023 and one comment was received. The main points raised were:

- Incorrect red line shown on block plan – includes a garage owned by Thornkirk
- Access to utilities is given as a right of way from the application site to a neighbouring property and this should be maintained throughout any proposed building works.

The above comments are not considered to be material planning objections, matters relating to a private right of way would constitute a civil matter which is addressed outside of the planning arena, with any potential boundary disputes also constituting a civil matter.

Analysis

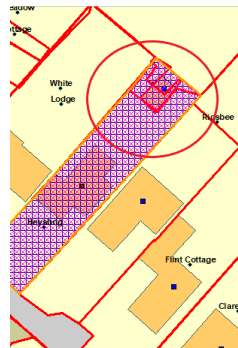
Procedural Matters

It is noted that the proposed elevations on Drawing No's 3872-12A and 3872-12A are annotated incorrectly, as the elevations are labelled incorrectly.





It is also noted that the proposed block plans show a barbeque positioned on the boundary shared with White Lodge, this could potentially be erected without the benefit of planning permission. Furthermore there is also indication that the applicant may have included a garage in his red line boundary which belongs to a neighbouring property.



Proposal

The proposal comprises several elements, the first being alterations to the existing roof including an increase to the overall roof right by 1m. The proposal also shows the erection of three dormers in the roof extensions to allow for habitable rooms in the roof space.

The property will also undergo external changes in terms of changes to the existing fenestration including new fenestration and changes to the external facing materials to include white render, red brick and cedar cladding. The proposal will also see the erection of a single storey rear extension which will be built in line with the existing single storey rear extensions.

Existing Elevations



Proposed Elevations

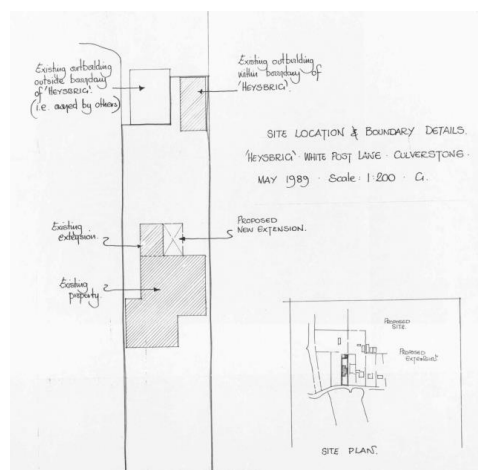


Character and Appearance

The application site is a detached bungalow situated in a rural settlement inset from the greenbelt. The site has been previously extended by way of two single storey rear extensions. From the planning history it would appear that one of the extensions may have been built without the benefit of planning permission and given that it has a depth of some 4.6m it may have been built without the appropriate consent. However, due to period elapsed between now and its construction the extension would be considered lawful through the passage of time and is immune from enforcement action.



Planning consent 19890618 states that there is an existing extension for which there is no planning history. The projection of this extension from the rear wall of the original house appears to be 4.6m.

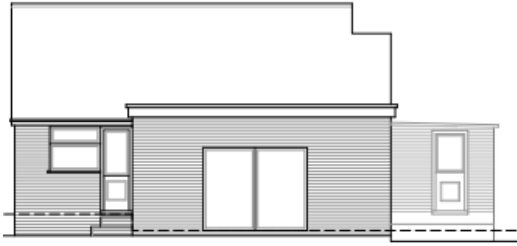


The current proposal seeks to extend the width of the existing single storey rear extension so that it spans full width, this extension will include the first-floor roof extension above it which will include a rear facing gable with two dormers either side. The rear facing gable will project from the main roof and is considered to add a significant amount of bulk and massing to the original dwelling, furthermore the flank dormers are large and introduce large blank façades which conflicts with the requirements of the council's design guidance which states:

- Detail: Large blank facades on dormers can have an overbearing appearance and will not generally be acceptable.

Existing Rear Elevation

Proposed Rear Elevation



SPD4 – Householder Alterations and Extensions Guidance states:

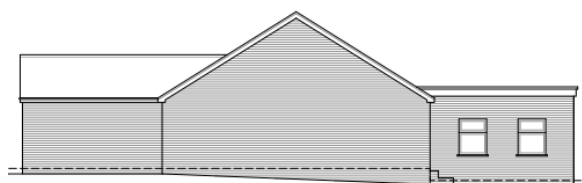
10.10 It will generally not be acceptable to create dormers on the front of a property where there is not an existing established character of such forms in the immediately surrounding street scene.



As can be seen from the above extract from the proposed elevations, the front elevation will introduce a front facing dormer which is out of character within the area as any dormers within the vicinity are placed within the flank elevations and more notably they are of an appropriate scale as opposed to the above which is considered to overwhelm the roof.

Below are neighbouring dormers positioned within the side elevations and of an appropriate scale.





Existing South-East Elevation
Scale 1:50



Proposed North-East Elevation
Scale 1:50



As can be seen from the flank elevations the proposal will introduce a significant amount of bulk and massing to the original dwelling, which is not considered to be of an acceptable scale. There are significant changes proposed to the existing roof form which will detract from the character of the original dwelling. The proposal therefore fails to comply with the requirements of SPD4 – Householder Alterations and Extensions guidance and CS19 of the Local Plan Core Strategy 2014 which states “*New development will be visually attractive, fit for purpose and locally distinctive. It will conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area.*”

Amenity of Future Occupiers

Post development there is sufficient garden space available to meet the requirements of the Council’s technical standards and so there are no concerns in this regard.

The proposed bedroom sizes are also compliant with the requirements of SPG2 – Residential Layout Guidelines and so the proposal is considered to adequately safeguard the amenity of future occupiers.

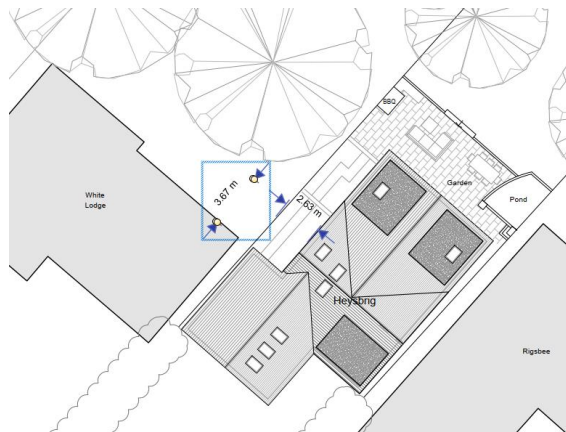
Neighbouring Amenity

The two properties most likely to be impacted by the development are the neighbouring properties located to the east and west.

The property located to the West is known as White Lodge, this property is situated very close to the boundary line as is the garage of the application site. The increase in height of the proposal is not liable to materially harm light or outlook levels to this property, so there are no concerns in this regard.



At present there is a window in the flank elevation of the application site which serves a wardrobe, however post development there will be a window serving a lounge at ground floor level and a wardrobe at first floor level facing White Lodge. The window at first floor will be obscure glazed so this would not impact privacy levels enjoyed by White Lodge, the window serving the secondary lounge at ground floor will be positioned approx 2.6m from the common boundary and due to the position of the properties this window would directly face in the direction of the first 5m of the neighbouring property and so should permission be forthcoming it maybe necessary to impose a condition to ensure that this window is obscure glazed to reduce any concerns relating to perceived overlooking.



The second property most likely to be impact by the development is the neighbouring property located to the east known as Rigsbee. Due to the path of the sun this property would not be impact in terms of loss of light. In terms of outlook the proposal is not liable to result in a material loss of outlook, also it should be noted that no objections have been received. In terms of privacy the existing lounge windows which face in the direction of the neighbouring property will be removed which is a positive improvement. A large atrium window will be introduced which will face in the direction of Rigsbee however this will serve a hall way and so it is not liable to harm privacy levels. The other window and door opening will serve a utility room and an entrance door to the property.



Parking and Highways

Whilst the proposal will result in a loss of a garage space there is still adequate off-road parking to serve the needs of the property.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within the Meopham Downs Character Area, as set out in the Council's Landscape Character Assessment document.

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 considered that this development would not be detrimental to the Meopham Downs Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

By virtue of the bulk, massing and design the proposed extensions are a harmful and incongruous addition to the host dwelling resulting in overdevelopment of the plot and would be detrimental to the character and appearance of the property itself and character of the wider area. As such the proposal fails to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 130 of the National Planning Policy Framework (2021) and the Householder Extensions/Alterations Design Guide SPD, October 2021.

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	5th April 2023	Dated:	5th April 2023

