



Delegated Report

Application No: 20211082

Location: 30 The Street, Cobham, Gravesend DA12 3BZ

Description: Demolish existing shed and replace with a garden room for use as a home office.

Applicant: Ms Claire Rosser-Davies

Site Visit Date: 12 October 2021

Submitted Documents/Plans

The application comprises the following documents and plans:

Application form received 2 September 2021.
Design, Access, Heritage and Planning Statement received 2 September 2021.
Drawing no. 04 (proposed plans) received 2 September 2021.
Drawing no. 01 (site location plan) received 2 September 2021.
Drawing no. 02 (existing block plan) received 2 September 2021.
Drawing no. 03 (proposed block plan) received 2 September 2021.

Relevant Planning History

20010593	Application for Listed Building Consent for the conversion of existing detached barn into a dining room involving repairs and refurbishment and erection of a single storey glazed walkway linking the kitchen to the proposed dining room.	PER	14.09.2001
20010592	Conversion of existing detached barn into a dining room involving repairs and refurbishment and erection of a single storey glazed walkway linking the kitchen to the proposed dining room.	PER	14.09.2001
20000812	Application for Listed Building Consent for the conversion of existing barn into a dining room involving repairs and refurbishment and erection of a single storey	PER	08.03.2001

	glazed walkway linking the kitchen to the proposed dining room.		
20000793	Conversion of existing detached barn into a dining room involving repairs and refurbishment and erection of a single storey glazed walkway linking the kitchen to the proposed dining room.	PER	08.03.2001
19970766	Application for Listed Building consent for replacement of bathroom window.	PER	06.01.1998
19900730	Application for Listed Building consent for replacement of the front door and windows on the front and side elevations and renovation of the ground floor side window.	PER	23.01.1991
19570158	use of premises for sale of teas and light refreshments	PER	17.09.1957

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 - Design & Development Principles
- CS20 – Heritage and the Historic Environment

Paragraph 33 of the National Planning Policy Framework (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) generally conform with the National Planning Policy Framework (2021), the Council will also seek to replace these saved policies via the emerging Local Plan.

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

- P3 – Vehicle Parking Standards
- TC2 – Policy for Listed Buildings
- TC3 – Development Affecting Conservation Areas

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- Cobham Rural Conservation Area Appraisal (2017)
- Landscape Character Assessment (2009)
- Kent AONB Management Plan

Consultations, Publicity and Representations

Conservation Officer

No comments received.

KCC Heritage

The site lies within the historic settlement of Cobham within an area of multi-period archaeological potential. However, I consider it unlikely that these relatively limited works will have a significant archaeological impact and have no further comments to make in this case.

Cobham Parish Council

The plans show dimensions for existing shed and existing greenhouse, and sizes and heights of fences, trees and hedging.

Cobham Parish Council would like to see dimensions to be shown for the proposed home office. We also note a WC is indicated in the plan but there is no indication where the water and drainage runs would be for these.

Please could we have the above points covered, and then we can provide our opinion.

Plans and photos were sought and forwarded to the Parish Council.

Cllr Bob Lane

No comment.

Neighbouring properties

The application has been advertised by site notice and press notice and individual letters to 12 properties.

One letter objecting. Main concerns:

- Confused why there is a need for home office as this property is used as an air bnb.
- This will be used as an additional bedroom
- The building is in a conservation area and listed

The applicant has confirmed within the submission that they are a Solicitor working from home and would benefit from a dedicated office. The property is not rented as an air bnb.

Analysis

Proposal

This application seeks planning permission for the demolition of the existing shed and replacement with a garden room for use as a home office.

The proposed outbuilding will be approx. 7m wide, 3.4m deep and 3.7m high. It will be finished with a slate roof, timber weatherboarding in black and grey aluminium windows and doors. It will provide for a home office and a WC.

NB. The submitted statement says the roof is flat but it is shown on the plans as pitched. The application is determined on the submitted plans.

Character and Appearance

The application site is located within the village of Cobham within the Cobham Conservation Area, Area of Outstanding Natural Beauty and the Ashenbank and Cobham Parkland Landscape Character Area. The dwelling is also Grade II Listed.

AONB and Landscape Character

The proposed outbuilding will be located within the residential curtilage of the host building which is enclosed by trees and hedges with built form to the west. To the north of the site are residential gardens. In terms of the impact on the landscape character and AONB the site is enclosed and an outbuilding of this type and design is not something that would be out of character in a residential location.

Listed Building and Conservation Area

The application site is grade II Listed along with nos. 26 and 28. The listing states:

Group of cottages in L-shaped block. C18. Two storeys mainly brick with ashlar stone facing to recessed east end. Hipped tiled roof. Casement windows. Fragments of old timber-framing internally.

Policy TC2 allows for alterations or extensions to listed buildings provided they are sympathetic to the listed building in terms of massing, scale, appearance and materials.

Policy TC3 expects development to make a positive contribution to the conservation area and Policy CS20 accords a high priority to the preservation, protection and enhancement of the historic environment.

To the west of the site is a bungalow with a large rear extension that overlooks the site. This appears to be a more modern building than the listed building and built of brick with cream render and concrete roof tiles. The proposed outbuilding will replace a garden shed of typical construction and will be finished in black timber with a slate roof. This is more in keeping with the Listed building on site which has a black timber barn conversion attached to the property by a glass atrium.

In terms of scale and proportion the proposed outbuilding is in keeping with the host dwelling and not out of character with other buildings or extensions.

Provided a condition is imposed to ensure the materials match those listed on the plans the proposed outbuilding complies with the objectives of Policies CS12, CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014, Policies TC2 and TC3 of the Gravesham Local Plan First Review 1994, Policy SD1 of the Kent AONB Management Plan and Section 16 of the

National Planning Policy Framework 2021

Amenity of Future Occupiers

The application site has a large garden area and the proposed development will not reduce this significantly. Therefore there will be no detrimental impact on the amenities of the future occupiers of the dwelling.

Neighbouring Amenity

The nearest property is 34 The Street to the west. This property has a large extension and faces onto the application site. Where the proposed outbuilding is to be located there are no windows in this property and therefore there will be no loss of outlook. Due to the single storey nature of the proposal there will be no loss of sunlight or daylight to this neighbour. No window are proposed looking outside of the site and therefore there will be no impact on privacy.

In order to ensure that the building remains ancillary to the main house a condition is recommended to control its use.

The proposed development therefore accords with Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and par. 130f of the National Planning Policy Framework 2021.

Parking and Highways

The proposal will not result in any additional bedrooms or loss of off road parking and therefore no objections are raised on highways grounds.

Conclusion

Subject to the imposition of conditions, the proposed outbuilding will have no detrimental impact on the setting of the Listed building, Conservation Area, Landscape Character, AONB or neighbouring amenities, parking or highway safety and therefore accords with the abovementioned Policies and is recommended for approval.

Recommendation:

Permit.

See draft Decision

Case Officer: AW	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 18 October 2021.	Dated: 18 th October 2021