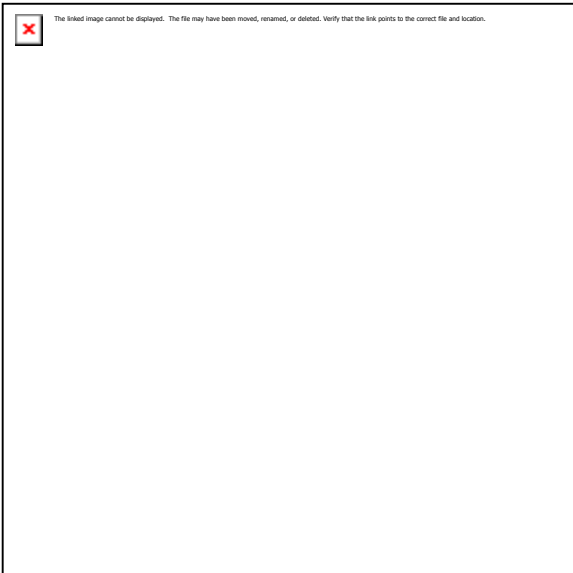




Delegated Report

Householder Planning Application

Planning Application No: 20220279

Location: Darnley House Halfpence Lane Cobham Gravesend

Description: Erection of a first floor side extension.

Applicant: Mr And Mrs O'Mara

Site Visit Date: 15 June 2022

Submitted Documents/Plans

- Application form;
- Drawing no. 101 – Plans & Elevations As Existing;
- Drawing no. 102 – Plans & Elevations As Proposed;
- Drawing no. 102 – Block Plans As Existing & As Proposed;
- Drawing no. 103 – Site Location Plan;
- Heritage Statement;
- Design & Access Statement.

Relevant Planning History

Reference	Description	Decision	Decision Date
20181126	Conversion of existing garage into habitable rooms and replacement of all existing windows and external doors.	Permitted	15.02.2019
19850238	Conversion of existing garage and car port to hall and kitchen erection of a single storey rear extension to form enlarged lounge erection of an extension at first floor level on the south side to form two bedrooms and erection of a single storey extension	Permitted	30.05.1985

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS19 - Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- TC3 – Development Affecting Conservation Areas

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)
- Cobham Conservation Area Character Appraisal (2016)
- Management Plan Rural Conservation Area Appraisals Supplementary Planning Document (2016)
- Kent Downs AONB Management Plan (2014)

Consultations, Publicity and Representations

Consultees

KCC Heritage

The site lies within an area of multi-period archaeological potential. However consider it unlikely that these proposals would have a significant below-ground archaeological impact.

No response from:

- GBC Conservation Officer
- Cobham Parish Council
- Kent Downs AONB Management Unit

Neighbouring properties

2 surrounding properties were consulted plus site and press notices – overall consultation expiry date was 15 April – no responses received.

Officer's Analysis

The application site consists of a detached two storey dwelling situated in Cobham village - a rural settlement inset from the Green Belt, an Area of Outstanding Natural Beauty, Ashenbank and Cobham Parkland Landscape Character Area, Cobham Conservation Area and an Area of Archaeological Potential.

The proposal is for a first floor side extension on the northern side elevation.

Principle

Policy CS02 of the Local Plan Core Strategy states that in the rural area, development will be supported within those rural settlements inset from the Green Belt and defined in the Policies Map. This is a proposal for an extension to an existing dwelling in the Rural Settlement Inset from the Green Belt of Cobham village and as such the proposed development is acceptable in terms of principle. The proposal must now be looked at in terms all of principle considerations to see whether it is acceptable with regard to them.

Design, Character, Appearance and Heritage

Darnley House (previously Homelea) has been altered and extended with conversion of garage and car port to a hall and kitchen, a single storey rear extension, a first floor side extension on the southern side and a single storey side extension on the northern side to form a garage (ref. 19850238). Permission was granted to convert this garage to a habitable room under ref. 20181126. This development and enlargement of the property is illustrated below:

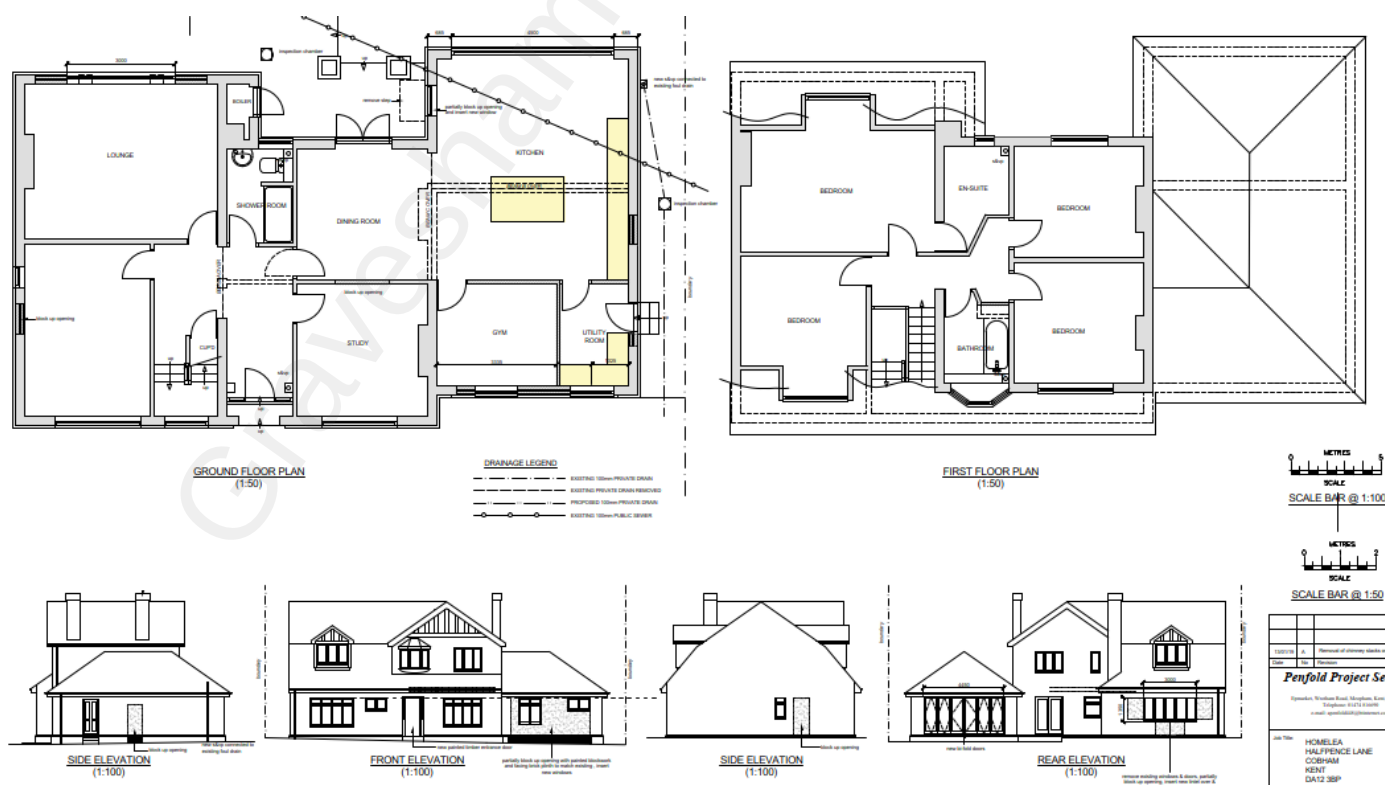
Dwelling as existing in 1985:



Dwelling following enlargements permitted under ref. 19850238 (various extensions):



Dwelling following alterations permitted under ref. 20181126 (garage conversion):



Current proposal (first floor side extension):



It is proposed to extend above the existing single storey extension on the northern side of the dwelling which is the converted garage. The existing pitched roof of the extension would be removed and the first floor extension constructed above to the same width as the existing single storey side extension; it would have a mansard roof design which would be the same height as the existing first floor side extension on the southern side – i.e., set down slightly from the ridgeline of the original host dwelling. The extension would have dormer windows in the front and rear roof slopes. The proposed first floor extension, together with the existing extensions which have already been allowed, would result in a much enlarged building in comparison to the original host dwelling. However, it is considered that the extensions which have been permitted to date are of good design and given the generous plot sizes and wide spacing of dwellings in the area, it is not considered to be overdevelopment of the dwelling or the plot.

The proposed first floor side extension is considered to be subservient in relation to its height, width and design where the mansard roof matches the roof design of the first floor extension on the southern side. The dormers are modest in size and would match those in the southern first floor side extension also. The materials would match those of the main dwelling – render and roof tiles and aluminium windows all to match the existing (the existing aluminium windows being approved under ref. 20181126).

Due to the well-designed and subservient nature of the proposal it is considered the proposed extension would have no harmful impact to the streetscene in design terms and the front of the dwelling is partly screened by hedges and trees in any case. It is therefore considered the proposal would preserve the character and appearance of The Street Conservation Area.

In respect of design, character, appearance and heritage the proposal is therefore considered compliant with Policies CS19 and CS20 (LPCS) and saved Policy TC3 (LPFR).

Landscape Character

The site is situated in the Kent Downs AONB and the Ashenbank and Cobham Parkland Landscape

Character Area.

Paragraph 176 of the NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty in AONB's which amongst others have the highest status of protection in relation to landscape and scenic beauty. The conservation and enhancement of wildlife and cultural heritage are also important considerations. The scale and extent of development in these areas should be limited. Policy CS12 of the Local Plan Core Strategy states that the overall landscape character and valued landscapes will be conserved, restored and enhanced. The greatest weight will be given to the conservation and enhancement of the landscape and natural beauty of the Kent Downs Area of Outstanding Natural Beauty and its setting.

The proposal is for a first floor side extension that would not increase the footprint of the dwelling and would be no greater in width or depth than the existing single storey side extension it would be built above. The extension is considered subservient to the host dwelling and would be faced with matching materials. Overall it is considered the proposal would not increase the prominence of the dwelling and would not cause any harm to the character of the AONB or the Ashenbank and Cobham Parkland Landscape Character Area. In this respect the proposal is compliant with Policy CS12 (LPCS).

Amenity of Occupiers

The proposal would result in the existing dwelling increasing from a four to a five bedroom dwelling. The proposal would not reduce the existing garden area or depth – the existing garden area is 410 sq. m and the rear garden depth is 22m both of which exceed the minimum garden area and depth measurements for a property with four or more bedrooms. The two bedrooms which would be created would be 17 sq. m and 19.8 sq. m which would meet the minimum size for a double bedroom as set out in the Technical Housing Standards (11.5 sq. m). In respect of amenity of Occupiers the proposal is therefore considered compliant with Policy CS19 (LPCS).

Neighbouring Amenity

The neighbouring property to the north is Meadmoor which is a detached property set away from the shared boundary line with Darnley House by some 7m. Due to this distance and the siting and scale of the proposed extension in comparison to Meadmoor there would be no undue impact on this property with regards overshadowing or loss of outlook. There are no windows proposed in the flank elevation of the extension there no issues regarding overlooking. In respect of neighbouring amenity the proposal is considered compliant with Policy CS19 (LPCS).

Parking and Highways

The proposal would result in the existing dwelling increasing from a four to a five bedroom dwelling – the existing garages at the property have been converted (the original garage converted under 19850238 and a subsequent second garage converted under 20181126). The front garden of the property is mainly hard surfaced for parking with space for several cars, approx.. 3-4 which meets the maximum parking standards for a property with 4 or more bedrooms (3 spaces per dwelling) as set out in SPG4. In this respect of parking and highway safety the proposal is therefore considered compliant with saved Policy P3 (LPFR).

Any Other Material Planning Considerations

Archaeology

The site is in an Area of Archaeological Potential however due to there being no ground works there would be no issues concerning archaeology and the proposal would therefore be compliant with saved Policy TC7 (LPFR).

Conclusion & Recommendation

The proposal is considered acceptable in respect of design, character, appearance and heritage, landscape character, amenity of occupiers and neighbouring properties, parking and highway safety and archaeology. As such planning permission is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	24th June 2022	Dated:	24 June 2022