



Delegated Report

Householder Planning Application

Planning Application No: 20221227

Location: Wilbardene White Post Lane Cobham Gravesend

Description: Removal of existing conservatory and erection of single storey rear extension.

Applicant: Mr David Thatcher

Site Visit Date: 24.11.22

Submitted Documents/Plans

Application Form;
Block Plan – Existing (received 15.11.22);
Block Plan – Proposed (received 15.11.22);
Site Location Plan (received 15.11.22); and
Drawing No. MAD – 454 – 08 – Elevations and Floor Plans.

Relevant Planning History

Reference	Description	Decision	Decision Date
19970833	Erection of single storey extension on the northern elevation to form a garage and dining room and conversion of the existing integral garage into a study and utility room.	Permitted	19.01.1998
19970362	Erection of single storey extension on the northern elevation to form garage and dining room and conversion of existing garage to study and utility room.	Permitted	03.09.1997
19910480	Section 64 determination as to whether planning permission is required for the erection of a conservatory at the rear.	Planning permission not required	30.07.1991

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

Local Ward Councillors

No comments received.

Cobham Parish Council

No comments received.

Neighbouring properties

Three surrounding properties were consulted, no responses were received and the consultation period expired on 07.12.22.

Officer's Analysis

Wilmardene is a two storey detached property located south east of the highway.



This application proposes the demolition of the existing conservatory and erection of a single storey rear extension.

Design, Character and Appearance

The extension will create space for a garden room. It is to have a pitched roof to replicate the existing conservatory and will be constructed using acceptable external materials to match the existing dwelling including; brick and block walls, tiled roof and double glazed UPVC windows and doors.

The extension is of a similar scale to the conservatory that is to be demolished and will have a depth of 4.20m, a width of 3.81m and a height of 3.81m. This is not excessively large and is considered subordinate to the main dwelling. The extension will not be seen from the public vantage point as it is single storey and located to the rear of the property.

As such, the development is in accordance with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021.)

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth, and the proposed block plan indicates the resultant garden area will comply with these requirements. The RLG (2020) also sets out expected room sizes, and although garden room sizes are not specified, 11.55sqm is considered acceptable. Therefore, the proposed development is considered to provide acceptable garden and room space to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Neighbouring Amenity

No neighbour responses were received, however the development has been assessed in terms of neighbouring amenity below.

The proposal will not result in a sense of enclosure, loss of light, loss of privacy, or impact the outlook of neighbouring properties. The plans show the extension will have fenestration on each side of the development (as per the conservatory to be demolished) This is mitigated as it is at ground floor level, there is sufficient distance between the development and neighbouring properties and also the existing high level boundary treatments/soft landscaping serves as a screen between properties to ensure privacy is protected. As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Highways and Parking

There are no highways or parking issues that arise as a result of this development.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of multi-period archaeological potential. However, a single storey rear extension is unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Zone 3 Groundwater Source Protection Zone, however the proposal is unlikely to pose an issue with regards to this constraint.

Impact on the Landscape

The application site is located within the Meopham Downs Landscape Character Area. This area is characterised by gently undulating topography with a mix of arable and pasture farmland, three large settlements located along the A227 and traditional architecture surrounding village greens providing local vernacular.

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 unlikely that the proposed development would have any detrimental impacts on the character of the landscape, by virtue of its location within the rural settlement.

Conclusion

The proposed single storey rear extension will be constructed using acceptable materials and is subservient to the main dwelling. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours.

The application has been fully considered and is in accordance with local and national planning policy.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Miss Faye Hobbs
Signed:	L Hankin	Signed:	
Dated:	14 th December 2022	Dated:	15 December 2022