



Delegated Report

Householder Planning Application

Planning Application No: 20230413

Location: Woodlands Whitepost Lane Culverstone Gravesend

Description: Erection of a two storey rear extension, single storey side extension, open front porch and redesign and alterations to existing roof.

Applicant: Mr & Mrs Muzio

Site Visit Date: Desktop Assessment/Site Photos obtained by colleague

Submitted Documents/Plans

Application Form;
Location Plan;
Existing Block Plan;
Proposed Block Plan ;
01 A – Existing Ground Floor Plan and Block Plan;
02 – Existing First Floor Plan and Elevations;
03 – Proposed Ground Floor Plan and Block Plan; and
04 A – Proposed First Floor Plan and Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20000666	Demolition of existing chimney stack and conservatory and erection of replacement conservatory at the rear, construction of pitched roofs over existing flat roof dormer extensions in front, rear and south roof slopes and erection of 1.2m high wall with railings mounted on existing front boundary wall with 2.4m high brick piers and gates.	Permitted	09/11/2000
19790098	Erection of detached single storey building to form double garage and wc and games room at the rear	Permitted	21/03/1979

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)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- SPG 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

Ward Councillors: No response received.

Parish Council:

‘Meopham Parish Council raises no objections to this planning application.’

GBC Highways Officer:

‘I have no objections, the car parking is more than sufficient for the property and remains unchanged.’

Neighbouring properties

The final date for submission of comments ended on 16/06/23. A site notice was displayed near the site on 26/05/23. The application was also advertised in the local newspaper on 26/05/23.

13 surrounding properties were consulted, and no comments were received from members of the public.

Officer’s Analysis

Principle of Development

This application is located in a Rural Settlement inset from the Green Belt, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development.

However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Landscape Character, Amenity of Future Occupiers and Residential Amenity of neighbours.

Design, Character and Appearance

This site forms a larger plot than others in the area and so this has allowed for expansion to the side in the form of the existing garage which is not present on nearby dwellinghouses. However, as the aerial image below shows, the set back of the existing garage, creates a clear separation between the two buildings and overall the footprint of this dwellinghouse is similar to nearby dwellinghouses, despite the larger plot.



In terms of design there is clear variation in the street. However, traditional features such as low eaves and sloping roofs are present alongside traditional build materials such as clay roof tiles, brickwork and weatherboarding.

There would be an increase in footprint as a result of the two-storey rear extension, of 4.5m deep and 6.9m high, matching the height of the existing dwellinghouse. This is not considered to be a significant increase in the scale and bulk of the dwellinghouse. The altered roof form from hipped to gable at the front and rear would increase the bulk but given the scale, position and partial extent of the roofscape, this would not be considered excessive. The change of the roof line between the garage and main house from flat to pitched would also not be considered a substantial increase.

Visually from the streetscene the proposed scheme would result in four main changes; replacement of the front dormer with a gable end, a pitched roof link connecting the garage and the main dwellinghouse, replacing the existing flat roof, introduction of a porch canopy and use of weatherboarding to the top half of the gable end.

This would result in a similar appearance to the neighbouring dwellinghouse; Walding Field. However, the proposed gable would not have a jerkinhead hip. Whilst this would be preferred, it is considered that as the gable end would form only part of the roofscape and that there is a setback from the street, this would as a standalone design point, not result in significant harm to the character of the area. The porch canopy would be a small scale open fronted addition. The pitched roof line would be set lower than the main ridge and would soften the appearance of the dwellinghouse in comparison to the existing flat roof. The weatherboarding proposed would be representative of the mixed residential/rural setting. Overall, the scheme would not be considered to cause significant harm to the street scene. It is noted that the roof tiles are labelled on the plans as 'to clients choice'. As such, to ensure that the final design would be

appropriate, conditions would be included, where approved requiring details of external materials. It should be noted that the application form indicates slate roof tiles as a potential option. The agent should be advised that this would not likely be an acceptable option in this rural setting.

On balance, subject to conditions, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2021) in terms of design, character and appearance.

Landscape Character Area

The proposal is for extensions and alterations to an existing property which is located in a built up rural settlement inset from the Green Belt. Although the proposed development would increase the size of the property, it would still retain as a very open site due to the size of the plot and the surrounding garden and as such the proposed development would not be detrimental to the open, rural landscape character of the surrounding area. In respect of landscape character, the proposal is therefore considered compliant with Policy CS12 (LPCS).

Amenity of Future Occupiers

The NPPF (2021) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

The proposed additional rooms resulting from the alterations and extensions would meet the required space standards. The external amenity space would also be compliant. On this basis, the proposal would comply with Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2021).

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

This plot has residential neighbours to the north south and east. Given the position and scale of the proposed extension, distances away from neighbours to the rear (East), it is considered the impact on these neighbours would be negligible. Potential impact is greater to the neighbours to either side of the subject dwellinghouse.

There is a similar existing rear depth and so the proposed rear extension would be 4.5m deeper than this neighbours rear elevation.

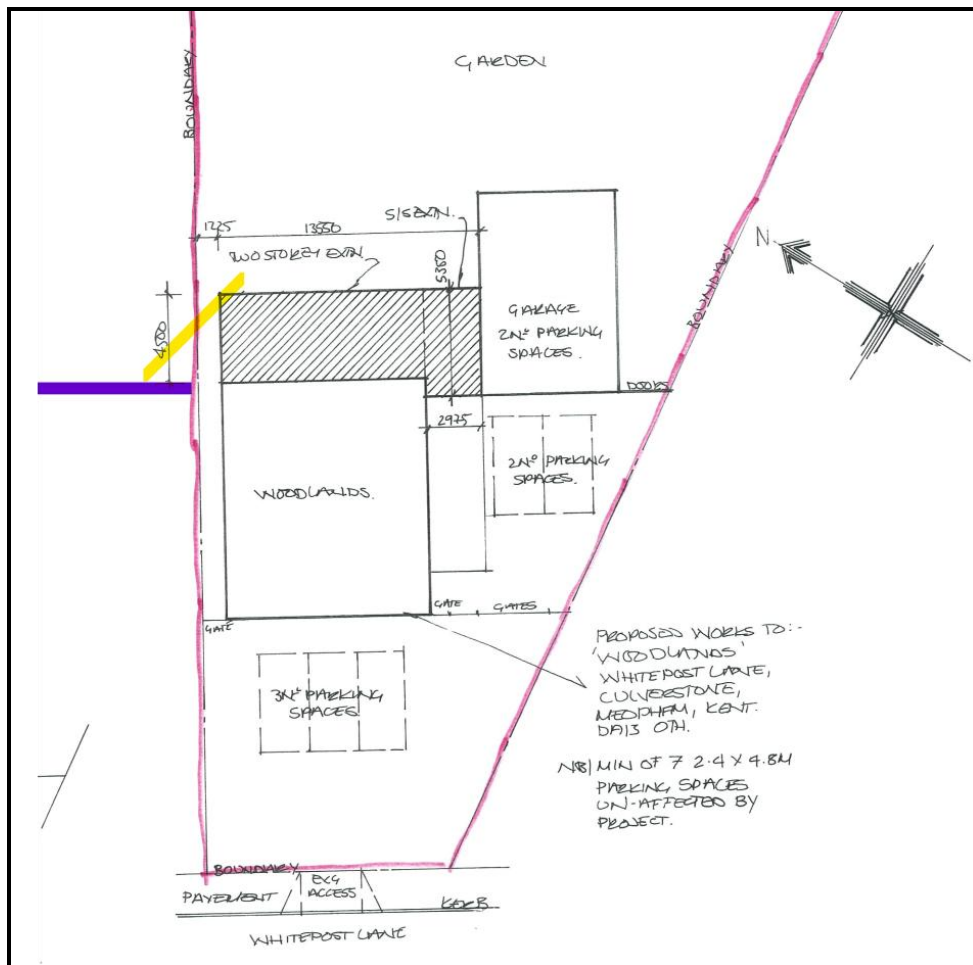
Waldingfield

This neighbour is located to the north. There is a distance of 1.2m between these dwellinghouses. The proposed scheme would not locate any built form closer to this neighbour than existing. There is close boarded fencing on the shared boundary to the rear of the site. It is noted that the location plan does not accurately depict the layout of this neighbours building and so, this assessment is based upon site photographs and aerial images of the building as a more appropriate tool of assessment.

The existing relationship is shown in the image below:



The 45 degree test below shows that one opening on this neighbours rear elevation would be overshadowed by the development. However, the most recent planning application for this neighbour shows this opening as serving the garage. As a non habitable space, this would not be considered a significantly harmful level of overshadowing.



Overall it is considered that the proposed development would not result in excessive, overbearing bulk nor would it result in significant overshadowing or direct overlook of this neighbour's openings and amenity space.

The Fenton

This neighbour is located to the south. The existing dwellinghouse meets the shared boundary with neighbour. The proposed scheme would not increase the footprint near to the boundary. There would be increased bulk visible to this neighbour. However, the two storey extension would be 9-12 metres from the shared boundary and would have little impact in terms of potential overbearing bulk, as a result. The existing side dormer would be replaced and made larger. However, this would not be a significant increase and would be in a similar location to the existing.

Given the minor increase in scale and the distance of the proposed alterations from the shared boundary, there would be no significant overbearing bulk or overshadowing as a result. The proposed openings would not create overlooking which would be substantially different to the existing level of overlook between the dwellinghouses, given that the existing side dormer faces the neighbour's front elevation.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Conclusion & Recommendation

The proposed development complies with all relevant national and local planning policies. The recommendation is therefore to approve.

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

Case Officer:	Miss Lisa Williams	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	4th July 2023	Dated:	04 July 2023