



Delegated Report

Householder Planning Application

Planning Application No: 20231084

Location: Stirling Villa Whitepost Lane Culverstone Gravesend

Description: Erection of a part first floor addition and alterations to the roof including 2 no. dormers to front elevation and 1 no. dormer to side elevation with 1 no. roof light to rear elevation.

Applicant: Mr & Mrs Gavin

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form
Site Location Plan
Existing Block Plan
Proposed Block Plan
01A – Existing/Survey Floor Layout, Elevations, Block and Location Plans
02A – Proposed Ground Floor Layout and Proposed Block Plan
03A – Proposed First Floor Layout and Proposed Elevations

Relevant Planning History

Reference	Description	Decision	Decision Date
20230812	Erection of a part first floor addition and alterations to the roof including 1no dormer window in the front roof elevation and side roof elevation., and 2no. skylights in the side roof slope and 1no. in the rear roof slope, with changes to the fenestration and doors.	Refused	13/09/2023
20010013	Erection of single storey 3 bedroom dwelling with integral garage.	Permitted	09/04/2001

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 (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-designed Places

Supplementary Planning Guidance

- SPG2 – Residential Layout Guidelines (2020).
- SPG4 – KCC Parking Standards (2006).
- Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – nationally described space standard (2015);
- Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Ward Councillors:

No comments received.

Meopham Parish Council:

No comments received.

GBC Highways Officer:

I have no objections; the property has space for the parking of two cars which complies with guidance for a 4+ bedroom property. However, as an additional bedroom is being created there should be provision for a cycle parking space.

Neighbouring properties

The final date to submit comments ended on 17th November 2023. 10no. surrounding properties were consulted, and no comments were received.

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), Amenity of Future Occupiers, Residential Amenity of neighbours and Parking Provision.

This proposed scheme follows recently refused planning decision 20230812, which was refused for the following reason:

1. The proposed development by reason of its dominating scale and poor design layout would result in significant harm to the character of this area and would as a result fail to comply with the requirements of the Householder Alterations/Extensions Guide, Policy CS19 (Development and Design Principles) of the Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework (2023) in terms of design, character and appearance.

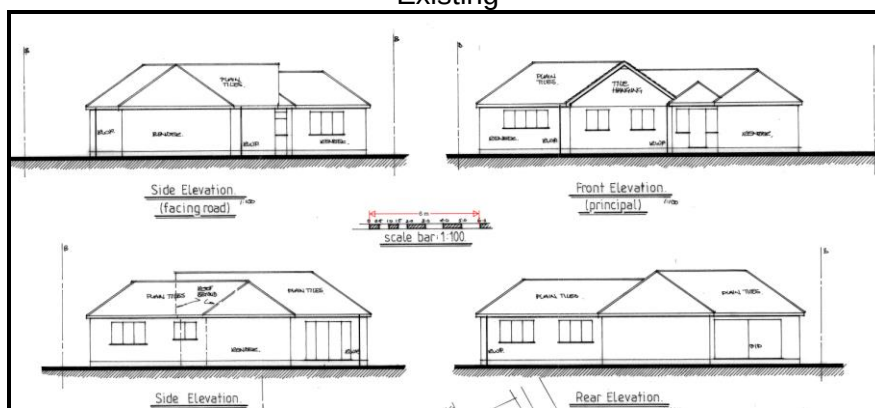
The focus of this assessment will be to ascertain whether the changes made would overcome the reason for refusal. For consistency, where relevant, the assessment will reflect that made in the previous assessment.

The changes made include:

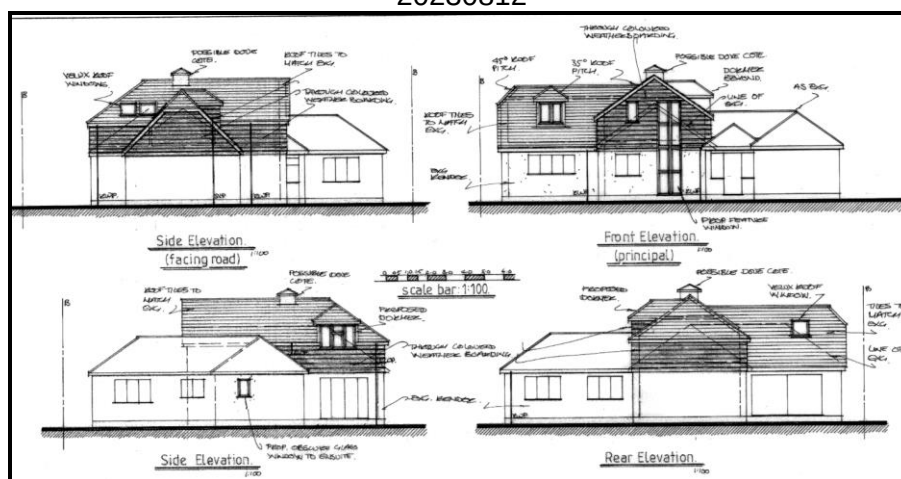
- Internal layout changes
- Hipped roof to north front elevation gable projection with lowered ridge and eaves to match rest of roof.
- Removal of dovecot to rooftop
- Wider dormer to west side elevation

To show the evolution of the changes made the elevations (not to Scale) are laid out below:

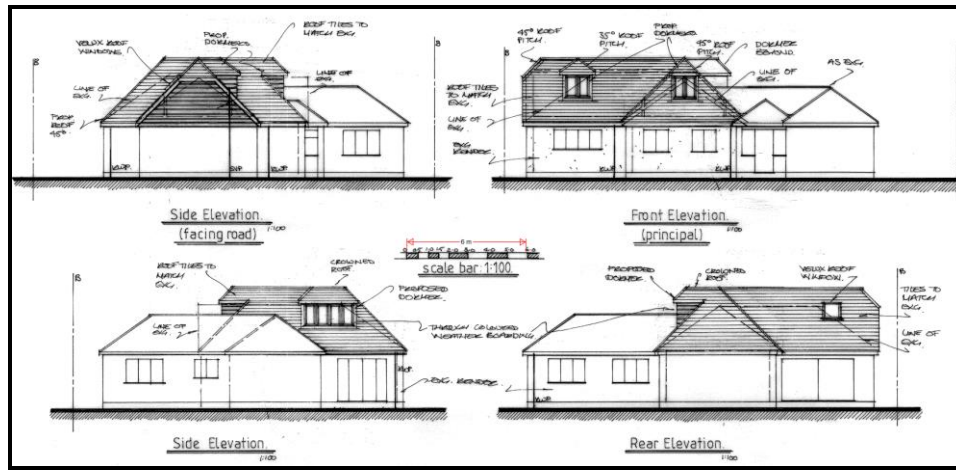
Existing



20230812



Proposed



Design, Character and Appearance

In this instance the existing dwellinghouse, is set discreetly behind existing boundary hedging and visibility of the building is limited to the existing drive entrance. There are other dwellinghouses in the vicinity of greater prominence, either with two storey elevations or roof dormers or end facing jerkinhead roof forms, providing the additional accommodation. Bungalows are however prevalent in the wider area, and it appears that over time many have been built up resulting in this variance. To the south there is a number of detached, two storey brick-built buildings of similar design. However, this dwellinghouse is not particularly visible from the south side of the highway given the hedging to the front and south side elevation. This dwellinghouse has greater visibility from the north side of the road and so is viewed visually with Kingsley House, which is two storeys but set further back.

Whilst this site is **not** in a Conservation Area or the Area of Outstanding Natural Beauty (AONB), this area of Meopham Downs is subject to a Landscape Character Area appraisal. This landscape character appraisal states its aims in this area 'Conserve traditional character of built environment by drawing on traditional building materials and techniques for new development'.



From the aerial view above it can be seen the dwellinghouse (which was built on an area of derelict vacant land) as built following consent in 2001, has a much larger footprint than most other dwellinghouses in the area. As the current building exists, it has an unusual layout, which lies close to all boundaries and gives little room for the building to ‘breathe’. Whilst at the time it was considered acceptable, planning legislation has changed and it is likely that were such a development be considered today, it would be unacceptable due to poor design. However, it would not be reasonable to apply modern standards to those decisions.

To help understand the extent of the increase the following summary information is laid out below:

Measurement	Existing Dwellinghouse	Refused Dwellinghouse 20230812	Change (+/-m)
Footprint	143m ²	143m ²	NO CHANGE
Total Floor Space	143m ²	208 ²	+65m ² (45.5%)
Maximum Eave Height	2.65m	4m	+1.35m
Maximum Height	5.2	7.1m	+1.9m

Measurement	Existing Dwellinghouse	Proposed Dwellinghouse	Change (+/-m)
Footprint	143m ²	143m ²	NO CHANGE
Total Floor Space	143m ²	180 ²	+37m ² (25.9%)
Maximum Eave	2.65m	2.65m	NO CHANGE

Height			
Maximum Height	5.2	6.1m	+0.9m

The situation at hand is that the proposed scheme seeks to increase the height of the building, retaining some areas of single storey but ultimately resulting in a two-storey building. The previous approach would have resulted in a dominating and oppressive structure, which would intensify the cramped nature of the existing site. This new proposal by using appropriate roof pitches, retaining the existing eave height, and increasing the height by a small 0.9m would result in a more sensitive approach to the scheme. It would utilise dormers for the second storey accommodation, retaining a relatively low form roof, to give the appearance of a chalet style bungalow. One particular concern has been the extent of the footprint of the building and the impact of elevating the entire footprint to a two-storey building. Here, the design retains a good amount of single storey elements, giving the appearance of subservient extensions to the main section of building which would become two storeys.

It is considered that these changes made would vastly improve the design of the building in this setting and thus would overcome the reason for refusal on the previous scheme.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2023) in terms of design, character and appearance.

Amenity of Future Occupiers

The NPPF (2023) 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.

All internal would meet the required National Space Standards. The footprint of the building would not change. However, it is noted that there is rooms a 3.7m – 9m depth of garden space from the rear wall with an area of approximately 130m², based on the site location plan. It is noted that there appears to be a discrepancy between the rear garden depth on the block plan and the site location plan, but the site location plan seems to more accurately reflect the space apparent on aerial views. For a 4-bedroom house the minimum garden area is 100 metres squared, and minimum garden depth is 10m. In any case the external amenity space would not change from the existing provision.

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.

The site is in an area which is residential and mostly detached. The first-floor elements would be located closer to the street, set away from the neighbouring property at the west of the site. Shambles to the south is 5m from the closest elevation which would be increased to two-storey. Kingsley House to the north is 4 metres from the closest elevation and 10 metres from the nearest elevation which would be increased to two-storey height. Based on the southerly, east to west route of the sun, this would be unlikely to cause overshadowing at such distances to either of these neighbouring properties.

There would be an obliquely angled rooflight in the rear elevation which would not directly overlook neighbouring properties. The front elevation would result in additional windows which would face north towards Kingsley House. Kingsley House is set further to the rear and the position of these windows would angle toward the front garden space and would not directly face neighbouring windows. Given the distancing from the neighbouring properties, it is considered that the development would not result in

significant overbearing bulk that would harm the residential amenity of these neighbouring properties.

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

Highways and Parking

The GBC Highway Officer has raised no objection to the scheme. They have however noted the requirement for an additional cycle space as a result of the increased bedroom. Where approved, a condition would be included requiring details of cycle storage be submitted, approved and thereafter maintained.

Adequate vehicle and cycle parking provision is therefore available in accordance with paragraphs 110 to 113 of the National Planning Policy Framework (2023), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014 subject to further details of cycle parking provision.

Conclusion & Recommendation

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

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

Case Officer:	Ms Lisa Williams	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	13th December 2023	Dated:	13th November 2023