

Delegated Report

Application No: 20220001

Location: Long Reach, Sole Street, Cobham, Gravesend, Kent, DA12 3AY

Description: Demolition of existing conservatory and erection of a single storey side extension.

Applicant: Mr Chris Zgoda

Site Visit Date: Desktop assessment

Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Application form

Drawing no. 3921.WD.02B (Existing Ground Floor Plan)

Drawing no. 3921.WD.03B (Proposed Ground Floor Plan)

Drawing no. 3921.WD.04 (Existing Elevations)

Drawing no. 3921.WD.05 (Existing and Proposed Site Plans with Location Plan)

Drawing no. 3921.WD.06B (Proposed Elevations)

(All received 5 January 2022)

Relevant Planning History

<u>Application No.</u>	<u>Description</u>	<u>Status</u>	<u>Decision</u>
19710291	The erection of one dwelling	Permitted	19.11.1971
19540474	Erection of house and garage	Permitted	06.07.1955
19540397	Erection of a house and garage	Permitted	06.04.1955

Development Plan

Gravesham Local Plan Core Strategy 2014

CS01 – Sustainable Development

CS02 – Scale and Distribution of Development

CS11 – Transport

CS12 – Green Infrastructure

CS19 – Design and Development Principles

Saved Policies in the Gravesham Local Plan First Review 1994

T1 – Impact of Development on the Highway Network

P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF 2021 sets out that 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 First Review 1994 generally conform with the NPPF 2021, the Council will also seek to replace these saved policies via the emerging Local Plan.

Other Material Considerations

National Planning Policy Framework 2021

Section 2 – Achieving sustainable development

Section 9 – Promoting sustainable transport

Section 12 – Achieving well-designed places

Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance (SPG)

Gravesham Landscape Character Assessment (2009)

SPG2 – Residential Layout Guidelines (2020)

SPG4 – KCC Parking Standards (2006)

Technical Housing Standards – Nationally Described Space Standards (2015)

Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Environment Agency

No comments.

KCC Heritage

No comments.

Neighbouring properties

The application has been advertised by individual neighbour letters to 9 properties, and on site. The consultation periods expired on 1st and 11th February respectively.

No letters of representation have been received.

Cobham Parish Council and Local Ward Councillors were also consulted and no responses were received.

Analysis

Proposal

This application seeks permission for the demolition of an existing conservatory and the erection of a single storey side extension. The side extension will project 3m to the side of the property and will have a flat roof with roof windows. It will extend along the depth of the house. The extension will comprise a snug/home office, a utility room, and will incorporate extensions to the kitchen and lounge.

There will largely be bi-fold doors in the side elevation, plus a door and window to serve the utility room. The proposed materials will match the existing.

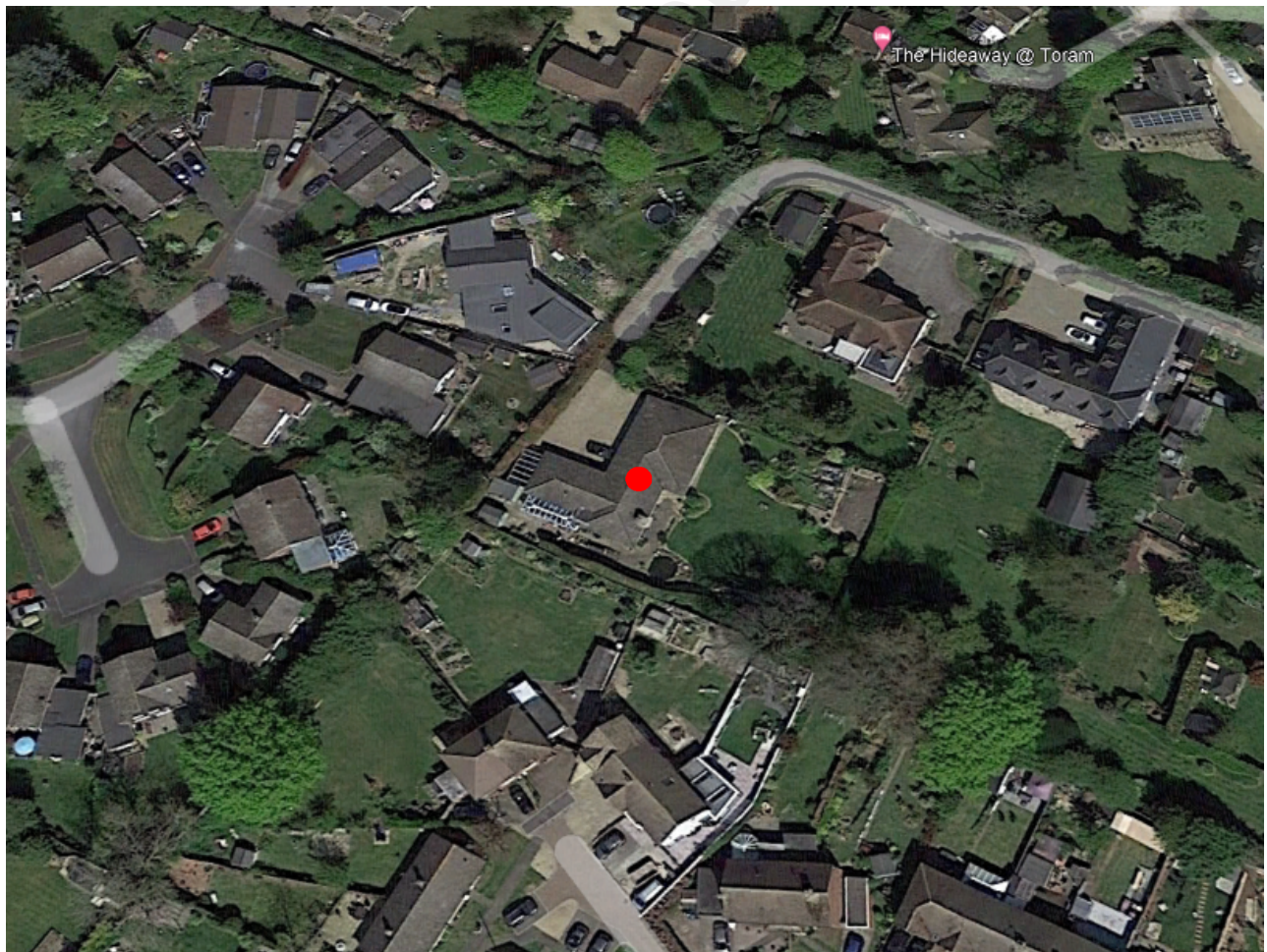
Principle Issues

The main issues to consider in the determination of this application are the design of the proposed extension and the impact on the character and appearance of the existing property and surrounding area, the effect of the proposal on the amenities of existing neighbouring properties, as well as whether the proposed development itself will provide satisfactory living accommodation for future occupiers, and its impact on highway safety and parking provision.

Design and Character and Appearance of Surrounding Area

Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The application site comprises a bungalow property in use as a single dwelling located within the rural settlement of Sole Street. The property is surrounded by residential properties, and is on a good size plot. There is an existing conservatory to the side of the property.



The proposed single storey side extension would comprise a modest increase to the size of the property, located in a well-screened area between the southern flank elevation of the property and the southern flank site boundary. The extension would be constructed of matching materials. It would be important to ensure matching materials to ensure the uniform appearance of the extended property; this should be conditioned.

With regard to the impact on the landscape, Policy CS12 of the Gravesham Core Strategy 2014 is relevant to this application, relating to green infrastructure. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment (LCA) 2009 will be taken into account in determining applications. The site is located within the Meopham Downs Landscape Character Area. However, as the site comprises an existing residential property within the rural settlement boundary of Sole Street, the proposal will not have any adverse impact on the landscape character of the area.

Overall, the proposed side extension is an appropriate addition in terms of its size, scale and appearance, and would maintain the character and appearance of the site and street scene in general. Provided the proposed materials match the existing, the proposal is considered acceptable in design terms, and would comply with the requirements of Policies CS12 and CS19 of the Core Strategy 2014, and paragraphs 130 and 174 of the NPPF 2021.

Residential Amenity

The NPPF 2021 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, 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.

Future Occupiers

It is considered that the proposals comply with the Council's residential layout guidelines and the Technical Housing Standards - Nationally Described Space Standards in terms of the proposed accommodation and retained garden. There is no conflict with Policy CS19 of the Core Strategy 2014 in respect of the living conditions for future occupants of the dwelling.

Neighbouring Properties

Due to its single storey nature and position to the side of the property, surrounded by neighbouring gardens and well-screened by boundary treatments, with a generous separation between the proposal and the nearest neighbouring buildings, the single storey rear extension would not be considered to cause any significant loss of light or privacy, nor have any dominant impact on neighbouring properties.

The proposal would comply with Policy CS19 of the Core Strategy 2014.

Parking and Highways

The parking requirements for the property would be unaffected as a result of the proposal. There would therefore be no conflict with Saved Policy P3 of the Local Plan 1994 and Policy CS19 of the Core Strategy 2014.

Conclusion

The proposal is considered to be acceptable in terms of the design and impact of the extension on

the application building and the character and appearance of the surrounding area, and with regards to residential amenity and highway matters. The proposal would therefore comply with the requirements of Policy CS19 of the Core Strategy 2014, saved Policy P3 of the Local Plan 1994, and paragraphs 109, 130 and 174 of the NPPF 2021.

Recommendation:

Approval with conditions.

See draft Decision.

Case Officer: Katherine Parkin	Team Leader: Miss Faye Hobbs
Signed: K. Parkin	Signed: 
Dated: 23/02/2022	Dated: 25 February 2022