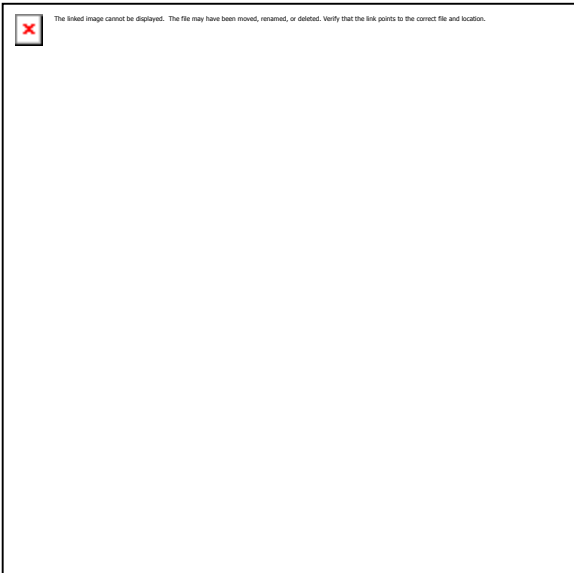




Delegated Report

Householder Planning Application

Planning Application No: 20211474

Location: 2 Woodside Vigo Gravesend Kent

Description: Erection of a single storey side extension.

Applicant: C Weston

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form Received 01/12/2021
- Drawing No: 21070CW-PP-05 (Site Location Map) Received 01/12/2021;
- Drawing No: 21070CW-PP-01-EP-A1 (Existing Floor and Roof Plan) Received 11/01/2022;
- Drawing No: 21070CW-PP-02-EE-A1 (Existing Elevations) Received 11/01/2022;
- Drawing No: 21070CW-PP-06 (Existing Block Plan) Received 11/01/2022;
- Drawing No: 21070CW-PP-07 (Proposed Block Plan) Received 11/01/2022;
- Drawing No: 21070CW-PP-04-PE-A1 (Proposed Elevations) Received 11/01/2022;
- Drawing No: 21070CW-PP-03-PP-A1 (Proposed Roof Plan) Received 11/01/2022; and
- Drawing No: 21070CW-PP-06 (Proposed Block Plan) Received 11/01/2022.

Relevant Planning History

Reference	Description	Outcome	Decision Date
19520107	Renewal of outline permission for development of land for housing estate purposes.	Permitted	24.08.1955

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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) sets out 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 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places
- Section 15 – Conserving and Enhancing the natural environment

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment 2009

As the site lies within the Kent Downs Area of Outstanding Natural Beauty (AONB), the adopted Kent Downs AONB Management Plan is also relevant.

Consultations, Publicity and Representations

Vigo Parish Council

No comments received.

Kent Downs AONB Management Unit

No comments received.

National Grid UK

No comments received.

Neighbouring properties

The application was advertised by way of letter to eight surrounding properties. The consultation period expired on 2nd February 2022 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of a single storey side extension with a mono pitch roof to replace the existing flat roof side projection. The extension will project approx. 3.3m from the southern elevation and span approx. 7.6m with an overall height of approx. 3.5m.

The extension will allow for the creation of an office room and a shower room.

Character and Appearance

The application site is located within the rural settlement of Vigo as defined on the adopted Local Plan Core Strategy Policies Map, the area is located within the AONB and within a Rural Settlement Inset from the Greenbelt. It is located on the northern side of a short cul de sac accessed from Timber Bank.

The site comprises a two storey semidetached house which has not been previously extended. The existing dwelling is set back from the highway and there is a garage located behind the house which would be inaccessible post development for a car as the proposal would restrict the access.

The proposal seeks a relatively modest extension which will bring the front elevation further forward and approx 0.2m behind the main front elevation. There have been other extensions within the streetscape, namely a much larger two storey front extension at No.7 Woodside. The neighbouring property at No.3 has also had a single storey side extension which is similar to what is being proposed. The extension is well designed with a monopitch roof and the development will be constructed using materials to match the host dwelling.

Due the modest size of the extension it is not considered to be out of character, nor harm the character of the street scene.

The proposal is therefore considered compliant with CS19 of the Local Plan Core Strategy 2014.

Amenity of Future Occupiers

The proposal will allow for the creation of a shower room which will measure approx 3.2sqm which is slightly below the Council's preferred standard of 3.7sqm, however a refusal on this basis is not considered to be balanced or sustainable at appeal level. The proposed office is of an acceptable size measure approx 7.3sqm, this will be considered an additional living space.

Upon considering the above the proposal is deemed compliant with CS19 of the Local Plan Core Strategy 2014 as it safeguards the amenity of future occupiers.

Neighbouring Amenity

The proposal is not liable to impact light outlook or privacy of the adjoining property known as No. 1 Woodside as the extension is set on the northern flank and this property is situated to the southern side.

No 3 Woodside is positioned slightly behind the application site and currently has a garage situated next to the proposed development area and so any impact which may occur would be primarily to the garage which is not habitable and so there are no concerns in terms of loss of light or outlook to this property. There is a window proposed in the flank elevation which will serve a shower and w/c, in order to maintain privacy a condition will be imposed to ensure this window is obscure glazed in perpetuity and a further condition to ensure there are no further openings will be imposed.

The proposal safeguards the amenity of neighbouring properties and is therefore compliant with CS19 of the Local Plan Core Strategy 2014.

Parking and Highways

The proposal will mean that the garage is no longer accessible to a car, however the front driveway has parking for two cars in tandem which is considered satisfactory as no additional bedrooms are being created.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within the Vigo Scarptop Woodlands Character Area, as set out in the Council's Landscape Character Assessment document.

Policy CS12 of the Gravesham's Local Plan Core Strategy (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.

As the site lies within the built up part of the village, the proposal will not have any adverse impact on the natural beauty of the AONB or the Vigo Scarptop Woodlands Landscape Character Area.

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	25th February 2022	Dated:	25 February 2022