

Delegated Report

Householder Planning Application

Planning Application No: 20231151

Location: 301 Wrotham Road Istead Rise Gravesend Kent

Description: Increase the front elevation to a two storey dwelling including raising the roof to match the roof of the existing rear elevation.

Applicant: Mr Todd Bennet

Site Visit Date: 5th December 2023

Submitted Documents/Plans

Application Form Dated 10/11/2023;
Supplementary Information – Cover Letter – Received 13/11/2023;
Drawing Number 3505-001 Rev C (REVISED Elevations and Floor Plans – Existing and Proposed); and
Drawing Number 3505-002 Rev A (REVISED Block / Site Plan – Existing and Proposed with Site Location Plan).

~~Drawing Number 3505-001 Rev C (SUPERSEDED Elevations and Floor Plans – Existing and Proposed); and~~
~~Drawing Number 3505-002 Rev A (SUPERSEDED Block / Site Plan – Existing and Proposed with Site Location Plan).~~

Relevant Planning History

No relevant history

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

- 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 comments received

GBCs Highways Officer

I have no highway objections the property already has four bedrooms and the car parking guidance does not differentiate between 4 and 5 bedroom properties. However, to comply with Kent County Council SPG4, a cycle parking space should be provided for the additional bedroom.

Neighbouring properties

Four surrounding properties were consulted and a site notice was displayed on 22/11/2023. No responses were received and the consultation period expired on the 5th December 2023.

Officer's Analysis

Design, Character and Appearance

301 Wrotham Road is a detached bungalow located on the Western side of the highway. The site is within a rural settlement inset from the Green Belt and within a residential area, characterised by detached houses of varying designs within the immediate streetscene, with a number of the properties being extended over time. The application property has access to parking to the front, as well as a driveway to the side of the dwelling. The land slopes steeply down to the rear.



The application proposes an increase the front elevation to a two-storey dwelling including raising the roof to match the roof of the existing rear elevation.

The proposal looks increase the maximum height of the front elevation by 1.1m from 7.6m to 8.5m. The proposed roof would be of a pitch design with a partial gable measuring 7.2m in width. The gable would be set down from the proposed ridge height by 0.4m and project 1.9m from the front elevation. The proposed eaves height to the front elevation would align with the eaves of the existing rear elevation.

The proposal would create space for a dressing room and ensuite to the master bedroom and an additional fourth bedroom to the first floor, increasing the property from a 4 bed to a 5 bed dwelling. The proposed gable would be largely glazed with two new windows to the first floor level serving the newly created bedroom and landing. The proposal also introduces a further window to the opposite side of the front elevation serving the newly formed en-suite. The window would be required to be obscure glazed to Pilkington Level 3 or above and will be conditioned to be so. The development proposes a rendered brick finish and dark grey tiles to the roof.

The proposed roof increase and gable, although representing a large increase in the height and front elevation of the property, reflect and align with the existing roofslope to the rear and are of a similar form to a number of other examples in the surrounding streetscene. Therefore, although the development is largely visible from a public vantage point, it is in keeping with the surrounding context of the site, and therefore would not detract from the varied character of the area.

As such, the proposal is considered to be an appropriate addition in terms of design, location, size and scale, and would not be harmful to the appearance of the existing dwelling and wider area.

Overall, the development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. As such, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core

Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

Gravesham Residential Guidelines state that a property with four or more bedrooms should have a usable garden area of 100msq and a minimum depth of 10m.

Post development the property will have a garden area of approx. 490.74msq and a depth of 19.45m and is therefore in accordance with Gravesham's Residential Layout Guidelines.

Furthermore, all proposed rooms are also in accordance with Gravesham's Residential Layout Guidelines.

As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance to Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Neighbouring Amenity

The application proposes an increase in the height of the front elevation and roof from 7.6m to 8.5m. However, as the dwelling is detached and therefore set away from neighbouring property, the increase is not considered to result in any detrimental overshadowing.

The application is not considered to have any detrimental effects on neighbouring properties in terms of privacy, loss of light or sense of enclosure.

As such, the development is not considered to have any detrimental impact on the amenity of neighbouring properties and is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Any Other Material Planning Considerations

Parking and Highways

The proposal would result in one additional bedroom, increasing the property from four bedrooms to five. The application site will provide off road parking for more than 3 vehicles. The development would therefore accord with KCC Vehicle Parking Standards, and the proposals would therefore comply with Saved Policy P3 of the Local Plan and Policy CS19 of the Core Strategy.

Landscape Character Assessment

The site is located within the Istead Arable Farmlands Landscape Character Area. This area is characterised by gently undulating topography of open arable farmland, dissected by minor open roads with the exception of the larger A227. The site is located within the Istead Rise housing development.

Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

The increase of the front elevation to two storey and raising the roof to match the roof of the existing rear elevation is not considered to impact on the Istead Arable Farmlands Landscape Character Area as it is within a relatively well-developed part of the landscape.

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The extension is not excessive in size or bulk, will be constructed using appropriate materials and has no impact on the street scene. The development will safeguard the amenity of future occupiers and will not

harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	12th December 2023	Dated:	18th December 2023