

Delegated Report

Householder Planning Application

Planning Application No: 20220676

Location: Beech House The Beeches Sole Street Cobham

Description: Erection of single storey rear and side extensions.

Applicant: Mr & Mrs G Cooper

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form;
- Design, Planning & Access Statement;
- Existing Plans and Elevations, Drawing no. 22/372/01;
- Proposed Plans & Elevations, Drawing no. 22/376/02;
- Proposed Plans, Drawing no. 22/376/03.

Relevant Planning History

Reference	Description	Decision	Decision Date
20200337	Application for the removal of conditions 3 and 5 attached to planning permission reference number 20060439 for the erection of a two storey two bedroom detached dwelling with integral garage and vehicular access on to The Beeches.	Refused	02.06.2020
20141156	Application for non-material amendment to planning permission reference number 20130995 to allow the removal of a small pitched roof over first floor boxed window to the bedroom.	Approved	11.12.2014
20140276	Erection of proposed single storey rear extension.	Approved	12.05.2014
20130995	Erection of first floor side extension to form bedroom and ensuite bathroom/wc.	Approved	17.12.2013
20120662	Application for non-material amendment to planning permission reference number 20060439 for use of the roof space as a habitable room.	Approved	15.08.2012
20100113	Application for approval of conditions 2 and 7 of planning permission reference number 20060439 relating to the details and samples of all external materials and finishes and the landscaping scheme.	Approved	07.04.2010
20060439	Erection of a two storey two bedroom detached dwelling with integral garage and vehicular access on to The Beeches.	Approved	06.09.2006
20050578	Erection of a detached, two storey, three bedroom dwelling with an integral garage fronting onto The Beeches.	Refused, dismissed at appeal	05.09.2005

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)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and 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

The application has been advertised by 6 individual neighbour letters with a consultation expiry date of 15th June 2022. No letters of representation have been received.

The Local Ward Councillors were also consulted and no responses were received

The date of overall expiry for consultation responses to be received was 15th July 2022.

External Comments

The Dickens Society: 'The Society wishes to comment that the proposed side extension, close to the boundary, is likely to impact on the adjoining occupiers'

Cobham Parish Council: no comments received.

Officer's Analysis

Principle of Development

The site is inset from the Green Belt within the rural settlement of Sole Street, Cobham.

As set out in 20200337 delegated report permitted development rights for extending the dwelling have been removed and the Council refused to remove conditions 3 and 5.

See below extract from the delegated report.

Planning permission was granted on 6.09.2006 under application reference number 20060439 for the erection of a two storey two bedroom detached dwelling with integral garage and vehicular access on to 'The Beeches'. Conditions were appended to the grant of planning permission removing the Permitted Development rights to enlarge the approved property. The conditions imposed also restricts PD rights for insertion of window and door openings on either flank elevations. The relevant conditions are worded as follows;

Condition 3:

Notwithstanding provision of the Town and Country Planning (General Permitted Development) order 1995 no enlargement of the dwelling house shall be carried out without the prior permission in writing from the District Planning Authority having first been obtained.

Reason: In order that any extensions to the dwelling may be the subject of a separate planning application for which the District Planning Authority would wish to consider on its individual merit having regard to the impact on local amenity, traffic and parking considerations and the prevailing planning policies.

Condition 5:

Notwithstanding provision of the Town and Country Planning (General Permitted Development) order 1995 no windows, doors or other openings other than those shown on the approved plans shall be formed at any time in either flank elevation of the dwelling hereby permitted.

Reason: In order to safeguard the amenity of adjoining dwelling houses.

Whilst the conditions has the effect of withdrawing permitted development rights in respect of the enlargement and insertion of window openings as defined in Class A and B to Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 (GPDO), they do not entirely preclude the carrying out of minor improvements or alteration of the house provided they do not constitute enlargement or insertion of windows openings and doors on either flanks of the house.

Therefore, even with the restrictions on permitted development rights, the principle of residential development is considered acceptable, subject to compliance with relevant policies of the LPCS (2014).

Design, Character and Appearance

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.

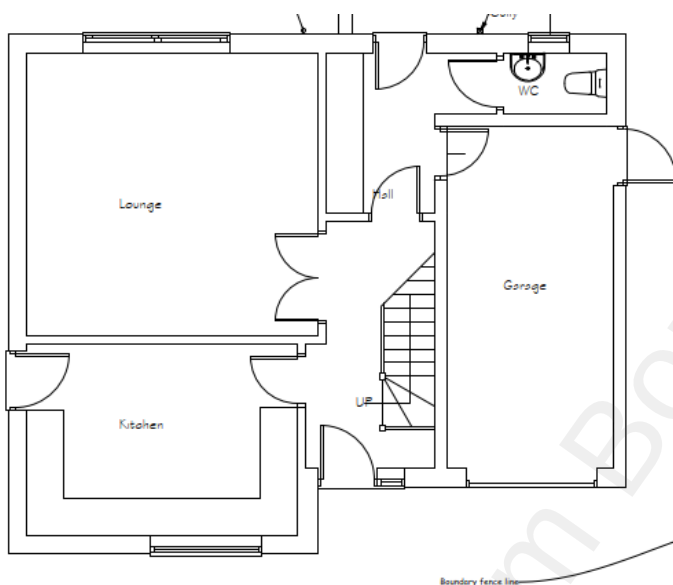
The side extension element of the proposal extends up to the boundary with shared no. 1 The Beeches to the east of the application site, which would be located in along the existing access to the rear of the site. As far as the street view of Google Earth indicates, there would be another access to the rear site by using

another gate along the western boundary, but it is the eastern gate / access to the rear of the property which is the most visible. The side extension would accommodate a storage area adjacent to the existing garage.

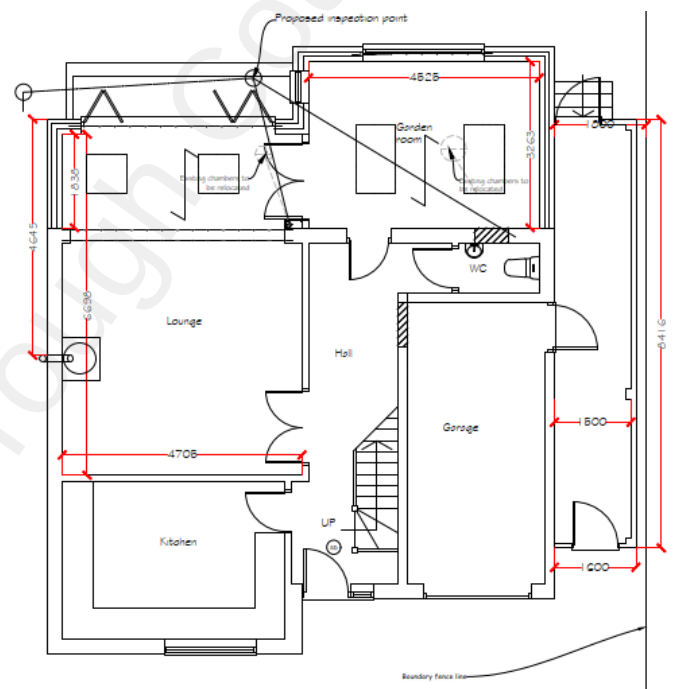
Notwithstanding the visibility of the side extension, the side addition would be setback from the front wall by 1m and set off the boundary shared with no. 1 by 0.2 metres and the plans indicate a fence would be placed in front of the side extension. The rear extension would have a staggered depth and the eastern end of the rear extension would be approximately 3.5 metres, while the western end would measure at 2.1 metres. The rear extension would accommodate a new garden room to the rear with bi-folding doors.

Extracts of the floors plans are below;

Existing



Proposed

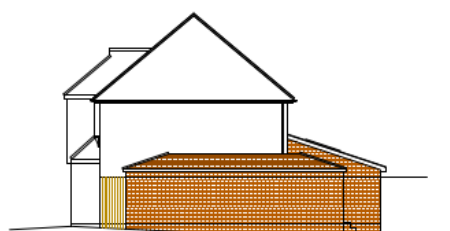


In terms of design, the proposed extensions are considered to have limited harm to visual amenity and would appear subservient to the host property. The LPA has noted that the side extension is slightly awkward in its rationale since the intended use for the side extension is for additional storage purposes adjacent to the garage. As the original application for the dwelling (ref 20060439) restricted the garage to be used solely for purposes of parking and for no other development, an informative will be added to the decision notice to remind the applicant, should the application be recommended for approval, that permission hereby granted does not permitted changes of use of the garage. If the garage is to be used as habitable space, a planning application will be required for such changes.

Extracts of the proposed plans are below;



Front Elevation
Scale 1:100



Side Elevation



Rear Elevation

As noted above, the proposed plans indicate a fence to be added in front of the single storey side extension fronting the street scene which would be highly visible. However, the fence has not been referenced in the description of development or mentioned in the application form. The eastern boundary of the site has an ornate brick frame around the gate and the plans indicates a fence will be installed to replace the existing gate (and frame included). The Council is of the view that a timber fence replacing the existing gate which extends from the front of the eastern flank wall of the host property and towards shared boundary with no. 1 The Beeches, would detract from the quality of the frontage of the property and not considered to contribute to a high quality frontage. Therefore, an informative will be added to clarify this consent does not permit the installation of the fence along the eastern boundary of the site.

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.

Amenity of Future Occupiers

This application benefitted from pre-application advice and the Planning, Design and Access Statement clarifies that the house is a 3 bed house, with the loft space being used as an office. In terms of the private amenity space that would be retained, the remaining garden would measure at approximately 90 sq.m, but where the proposed extension is at its deepest at 3.5 metres, the garden depth to be retained would be around 6.4 metres. However, given orientation of the plot and the area of the garden to be retained the LPA does not consider this to be of concern to existing or future occupiers of the site.

Neighbouring properties

The proposal is for single storey developments to a detached property in an area where properties are characterised by reasonable spacing. Given the staggered nature of the proposed rear extension and that the eastern end of the rear/side extensions are setback from the site boundary, any harms to amenity for no. 1 The Beeches is reduced. The property on the corner of Sallows Shaw/The Beeches are unlikely to be affected by the proposed development, as the application site borders the rear garden and a considerable distance from the property itself.

There are no windows proposed in the flank elevations of the side and rear extensions and, therefore the proposal will not cause significant material harm to the amenity of neighbouring sites in terms of loss of light, outlook, privacy or sense of enclosure.

No representations have been received.

The proposal is deemed in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Highways & Parking

No increase in bedrooms and as such no highway issues arise with this proposal.

Conclusion & Recommendation

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. The proposal would therefore comply with the requirements of Policy CS19 of the Core Strategy 2014, and paragraphs 130 and 174 of the NPPF 2021.

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

Case Officer:	Genna Henry	Team Leader:	Faye Hobbs
Signed:	<i>G.Henry</i>	Signed:	
Dated:	10th August 2022	Dated:	10 August 2022