

Delegated Report

Householder Planning Application

Planning Application No: 20211520

Location: 7 Manor Road Cobham Gravesend Kent DA13 9BW

Description: Part demolition of existing dwelling including removal of existing roof, erection of new first floor and roof, extension of vehicle access and hardstanding, new boundary wall/fence to front, associated landscaping and new swimming pool to rear.

Applicant: Ms Sara Gray

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form received 22nd December 2021;
Drawing No. 001 – Rev B – Location and Block received 22nd December 2021;
Drawing No. 002 – Existing Floor Plans received 9th December 2021;
Drawing No. 003 – Existing Elevations received 9th December 2021;
Drawing No. 004 – Proposed Floor Plans received 9th December 2021;
Drawing No. 005 – Proposed Elevations received 9th December 2021;
Drawing No. 006 – Rev B – Proposed Boundary Wall received 21st December 2021;
Drawing No. 007 – Proposed Sketch Perspectives received 22nd December 2021;
and
Drawing No. 008 – Existing & Proposed Parking Plans received 22nd December 2021.

Relevant Planning History

No relevant planning 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 (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.

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;
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide SPD, October 2021
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

KCC – Highways & Transportation

It would appear that this development proposal does not meet the criteria to warrant involvement from the Highway Authority in accordance with the current consultation protocol arrangements. If there are any material highway safety concerns that you consider should be brought to the attention of the HA, then please contact us again with your specific concerns for our consideration.

Informative: It is important to note that planning permission does not convey any approval to carry out works on or affecting the public highway.

Dickens' Country Protection Society

In the Society's view the proposed front boundary wall at 1.7m (5'8") high and close boarded, appears excessive and out of character for this location. It is noted that Google Earth shows an existing hedge.

Network Rail

No comments received.

Cobham Parish Council

No comments received.

GBC – Highways Officer

I have no objections to the proposal, but would appreciate a car parking plan and details of the driveways construction to ensure compliance with guidance. A condition would suffice.

Neighbouring properties

Consultation was by way of the displaying of a site notice and individual neighbour letters sent to 5 surrounding properties with an overall expiry date of 28th January 2022. No representations have been received.

Two Ward Councillors from Shorne, Cobham, Luddesdown Ward were also consulted with no comments received.

Officer's Analysis

Site Description

The application site is located within the rural settlement of Sole Street, inset from the Green Belt and within the Meopham Downs Landscape Character Area. The property is located within a residential street characterised by a mix of detached bungalows and two storey dwellings, within generous plots, set back from the highway. The streetscene is very green with mature hedging along the majority of the frontages. There are some examples of boundary walls, however these are generally no higher than 1m and still retain

a degree of soft landscaping behind.

The application property itself is a detached bungalow that has been extended within the roof with dormers to front and rear and gable windows on both sides. There is an attached flat roof garage to the side and extensive driveway and laid to lawn front garden with hedging to the front and side boundaries.

Streetscene



Application Property



The rear garden is large with mature landscaping and backs onto the railway line with Sole Street train station located behind.

Satellite View



The surrounding area is residential in character with varied architectural styles. At the junction of Manor Road Sole Street are two listed buildings, their setting is not impacted on by this proposal.

Proposal

The application seeks permission for the partial demolition of existing dwelling including removal of existing roof, erection of new first floor and roof, extension of vehicle access and hardstanding, new boundary wall/fence to front, associated landscaping and new swimming pool to rear. The proposed plans show that the development would also include a two storey front extension, a two storey side extension to the existing front projection and single storey canopy to rear.

The current dwelling has entrance hall, toilet, lounge, kitchen/dining area, garage, living room and one bedroom on the ground floor and two bedrooms and bathroom within the existing roofspace.

The proposed dwelling would comprise of entrance hall, toilet, library, office, bootroom/utility, pantry, storage/garage, kitchen/dining/family room, playroom and cinema room on the ground floor and five bedrooms, two en-suites, dressing room and family bathroom on the first floor. To the rear the proposal

includes an open swimming pool. To the front the existing hedging would be removed and a 1.7m high boundary wall/pillars/fencing and vehicular gate is proposed.

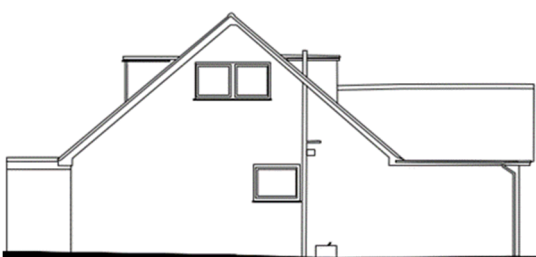
Existing Front Elevation



Proposed Front Elevation



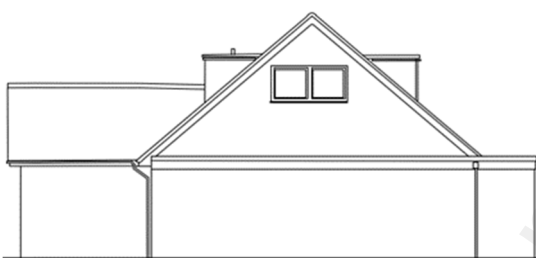
Existing East Side Elevation



Proposed East Elevation



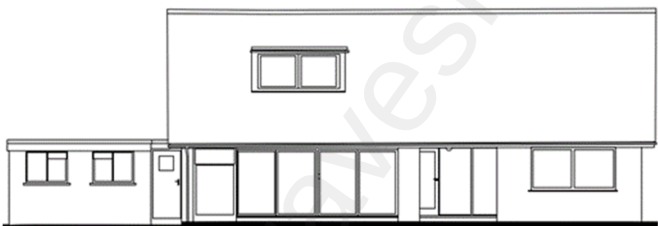
Existing West Elevation



Proposed West Elevation



Existing Rear Elevation



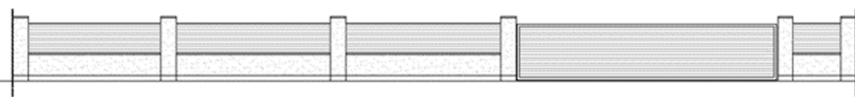
Proposed Rear Elevation



Existing Front Boundary



Proposed Front Boundary



Design, Character and Appearance

Policy CS19 (LPCS) states that the design, layout and form of new development will be derived from a robust analysis of local context and character and will make a positive contribution to the street scene, the quality of the public realm and the character of the area. The NPPF (2021) sets out that development will

need to function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

As noted in the above images, the prevailing architectural character of the immediate locality is fairly mixed and the adjacent properties, No 5 to the east is a bungalow that does not appear to have been extended in the roof. No. 9 to the west whilst is part two storey, the roof closest to the application property is catslide with a dormer, so gives more of an appearance of a bungalow. The land levels are even and whilst the row of three properties do differ in design, from the streetscape they do not differ significantly in roof ridge height.

The proposal for the additional floor and two storey extensions at the front with gable design would result in a property that would become over dominant and overbearing.

The front gable projection of the existing dwelling measures at 4.68m in height and the existing ridge height of the main roof measures at approximately 6.35m at the central point. The proposed 'extensions' would increase the dwelling to approximately 7m in height which is an increase of 2.32m from the front gable projection which is closest to the adjacent bungalow. The front two storey extension would project approximately 1.93m from the existing principle front elevation and would have a height of 7m with gable design. The side of the property would be extended further to the west by 2.19m and where the existing rear bedroom dormer is set in by 1.53m, this would then project further forward with a first floor wall with two gables. Taking into consideration the pitch roof of the dwelling and only two small dormers, the whole first floor would project further forward in line with the existing ground floor with the addition of the two gables extensions at the front. Overall, whilst it is acknowledged that the proposal has been designed to high specification, it is not in keeping with the immediate streetscene and the overall scale and bulk would be out of character with the existing property and the adjacent dwellings.

Looking at the proposed boundary wall, fencing and gate, the streetscene is very green and is characterised by mature hedging, trees and low level boundary wall with soft landscaping. The removal of the boundary hedge and replacement of rendered wall, fencing and vehicular gate with a total height measuring 1.7m would result in a form of development that be a hardening of the streetscene and is out of character with the area.

It is therefore considered that the height and design of the proposal would appear as an incongruous and bulky design, together with the height and design of the boundary, and would appear at odds with the neighbouring properties and the character of the area as a whole.

The proposed scales are considered over dominant to the host property resulting in overdevelopment of the site. Therefore, the application is contrary to Policy CS19 of the adopted Gravesham Local Plan Core Strategy (2014) and paragraphs 126 and 130 of the NPPF (2021).

Amenity of Future Occupiers

The proposed development is not considered to harm the amenity of the future occupiers of the site.

Neighbouring Amenity

The proposal would increase the height of the existing dwelling by the creating of the additional floor. Whilst there are habitable rooms and windows on all elevations of the property, these are set further back and are modest within the existing roofslope. The proposal would result in large gable glazing that is further forward than the existing and would provide more extensive views over the surrounding properties. Therefore, there would be more windows created at first floor to the front and the rear of the site.

Bedrooms 2 and 4 would overlook the existing front garden and parking area which are not considered to be unacceptable. Bedrooms 1, 4 and 5 would afford views over the rear, however they do not project further to the rear than the adjacent dwellings. Whilst the windows are much larger than the existing, they do not result in views that are not already afforded by the existing bedrooms. Furthermore, there have

been no objections received from any of the surrounding neighbours.

In terms of overshadowing, the increase height of the roof and side walls would result in further overshadowing than the existing, however the proposal would not project further to the rear and looking at the orientation of the property and path of the sun, the majority of the shadow cast would be over the flank wall and front garden of No. 9 which does not appear to have any habitable room windows.

Overall it is considered that the proposal would not result in a detrimental impact on the occupiers of the neighbouring properties and would accord with Policy of the adopted Gravesham Local Plan Core Strategy (2014) and paragraph 130(f) of the NPPF 2021.

Other Matters

Impact on landscape - the application site is located within Meopham Downs Landscape Character Area.

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.

It is not considered that the proposed development would not have a material impact on the landscape, as the site is located within the rural settlement.

Conclusion

Given the design and scale of the residential extensions and the number of alterations combined, the application is considered unacceptable, in design terms, and amount overdevelopment of the site and impact on the streetscene. The proposal therefore fails to comply with local and national planning policy and refusal is recommended.

Recommendation

Refusal

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

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	16 th February 2022	Dated:	16 th February 2022