



Delegated Report

Householder Planning Application

Application No:	20231038
Location:	Flint Cottage, Whitepost Lane, Culverstone, Gravesend, Kent, DA13 0TZ
Description:	Erection of first floor side extension with front fenestration alterations, alterations to existing side dormers and internal alterations.
Applicant:	Mr W Holder
Site Visit:	5 th January 2024

Submitted Documents/Plans

- Application Form – dated 07/10/2023;
- Drawing no. PL01 – Existing Floor Plans and Elevations with Block and Location Plans;
- Drawing no. PL02 – Rev. C – Proposed Plans and Elevations with Block and Location Plans.
- ~~Supplementary Information – Elevation Details – SUPERSEDED;~~
- ~~Drawing no. PL02 – Rev. B – Proposed Plans and Elevations with Block and Location Plans – SUPERSEDED.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
19850456	Erection of single storey rear extension to form games room lobby and wc	PERMITTED	13.08.1985
19810513	Erection of two storey rear extension to form lounge kitchen and utility room with bedroom over construction of new roof over existing dwelling and formation of dormers in side roof slopes to form bedroom shower room and stores.	PERMITTED	10.07.1981

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 and Beautiful Places

Supplementary Planning Guidance

- SPG 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)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

External Consultees

Meopham Parish Council – No comment received.

Internal Consultees

Local Ward Councillors – No comment received.

Neighbouring properties

A notice was displayed on site 11th December 2023.

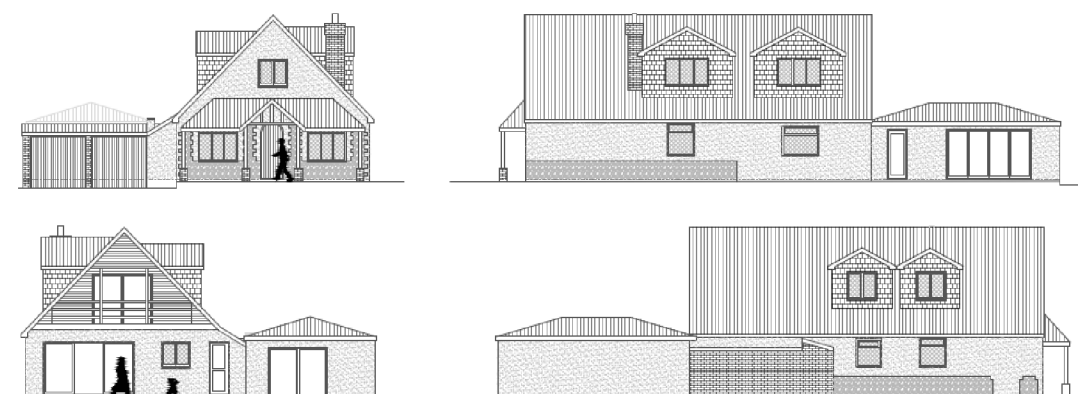
In addition, four surrounding properties were consulted and one representation was received. The representation objected to the development, highlighting concerns with the extension being imposing and impact amenity through loss of light to an habitable room o the flank elevation.

The consultation period expired 1st January 2024.

Officer's Analysis

Site Description

Flint Cottage is a detached chalet style bungalow located on the northern side of the highway. The property has been previously extended at the rear, has dormers on both flank roof slopes and an attached garage.



Proposed Development

This application proposes the erection of a first floor side extension with front and rear dormers, alterations to the existing side dormers and front elevation alterations. The extensions would have the following dimensions:

Side Extension

- Depth - 5.72m
- Width - 6.4m
- Height (max) - 6.55m
- Height (eave) - 3.45m

Front Dormer

- Depth - 2.05m
- Width - 4.45m
- Height - 2.35m

Rear Dormer

- Depth - 2.05m
- Width - 5.45m
- Height - 2.35m

The screenshots below demonstrate the proposed changes:



The development will create space for a new open plan kitchen/living/dining area with a bar, a bathroom and playroom on ground floor. At first floor level space will be created for an ensuite master bedroom with a dressing room and study/lounge.

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 (2023) sets out that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

Gravesham's Design Guidance SPD (2021) sets out key design principles for extensions, which should reflect and respect the original character of the property and respond to its features and should be subservient and subordinate. The SPD continues to address two storey side extensions, stating that care should be taken to their height and proximity to shared boundaries, they should be set-back from the front elevation, with eaves set below the main dwellings. Furthermore, the guidance states that dormers can have harmful effects on roofscapes and that care should be taken to their massing to ensure that they do not overwhelm the roof.

The proposed side extension will be constructed above the existing garage which is up to the shared boundary with the neighbour. The extension will increase the overall height at the boundary by 3.57m at the peak of the gable roof and 0.8m at the eaves. The pitched roof, with a half hip, serves to reduce its bulk and prominence, and the extension would be approx. 4.87m from the neighbouring property. It is set back from the principle elevation and is subservient in height to the main dwelling, with eaves at the same height and will be constructed using facing brickwork and slate tiles. The dormers will all be flat roof and are proportionately designed in terms of size and scale, so as not to dominate or overwhelm the roof. These will be finished in slate tiles to match the roof.

Overall, the extensions are considered to be well-designed with subservience and with a choice of materials that match the existing dwelling. Due to the uniqueness character of properties on Whitepost Lane there will be no impact the street scene. Therefore, the proposed is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021) in terms of design.

Amenity of Future Occupiers

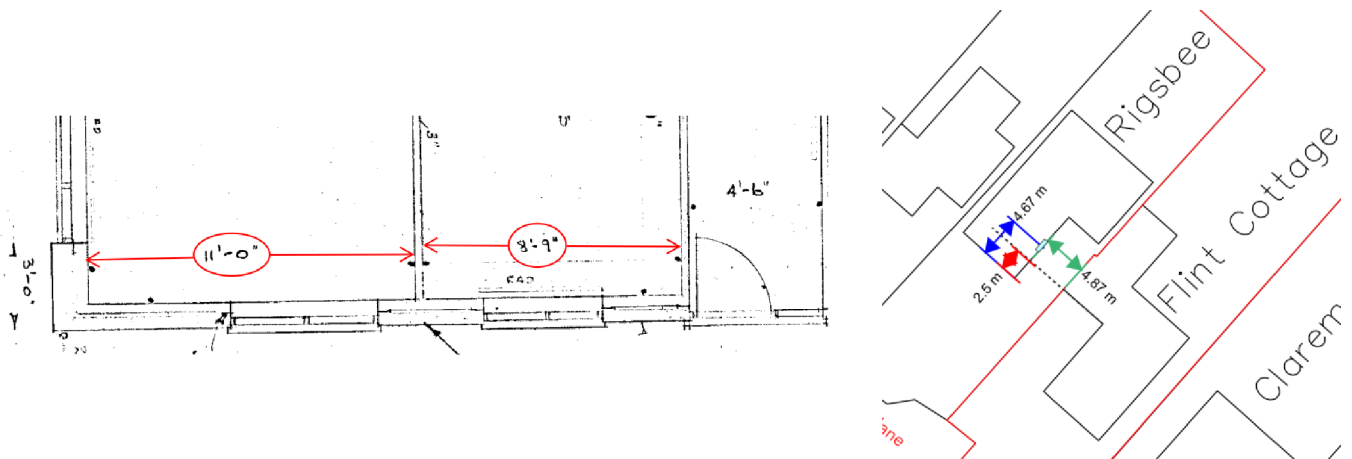
Policy CS19 (LPCS) requires that all development should be 'fit for purpose' and be 'adaptable to allow changes to meet the need of users' and that 'the design and layout of new residential development, including conversion, will accord with the adopted Residential Layout Guidelines' (RLG) (2020).

There will be no impact on the amenity of future occupiers as a result of this development. As such, it is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

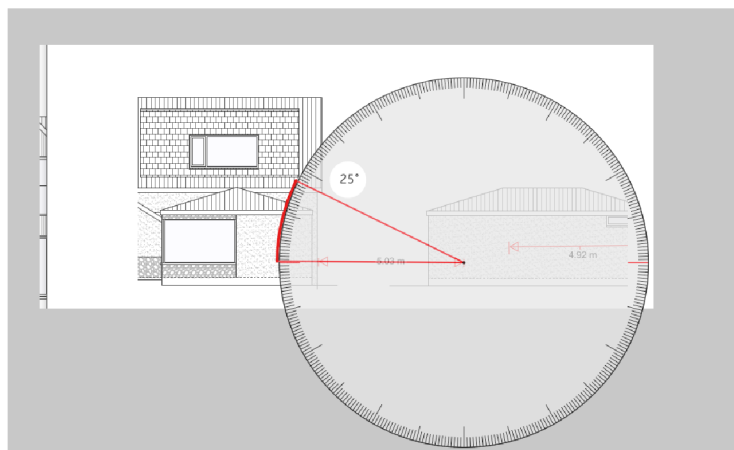
Neighbouring Amenity

Policy CS19 (LPCS) seeks to protect amenity and ensure acceptable future living conditions. Section 12 of the NPPF (2023) also assists and seeks to ensure developments will function well, do not undermine quality of life and create attractive and comfortable places to live, work and visit and seeks to secure “a high standard of amenity for existing and future users”.

The proposed development would involve an upward extension to the garage up to the boundary with the neighbour to the west, Rigsbee. The neighbour has a flank window serving a bedroom/study, which is directly in front of the proposed extension. Using the original plans for the Rigsbee, the window is approximately 4.68m back from the front elevation (15'4½”), this would position the window in the approximate position as shown in the excerpt below:



As the neighbours' bedroom/study window directly faces onto the development, the BRE daylight and sunlight assessment states that a 25° rule should be applied. This test requires new extension to not intersect a line at an angle of 25° above the horizontal. The originally submitted plans included a full gable which was considered to significantly breach the 25 degree rule;



This concern was raised with the Agent who agreed to introduce a half hip to the roof. The revised test undertaken is shown below (in this case the centre point of the window is taken as an approximation at 2m above the ground level):



The test would suggest that the window would be impacted to some degree in terms of overshadowing. However, the orientation of the properties is an important factor to consider. The neighbour's window faces east towards and as demonstrated previously is directly in front of the extension, at a distance of approx. 4.87m. The pitch and hip on the roof of the extension reduce the bulk on the boundary. Therefore, the combination of the design features, distance to the extension and the path of the sun to the south of the properties would mean that the bedroom/study window would not be severely impacted by the extension, notwithstanding the 25° test. It should also be noted that the width of this part of the extension is only marginally larger than the existing garage. The narrow nature and pitch of the roof minimise any impact;



It is acknowledged that the bedroom window of the neighbour would face directly onto the extension and is set slightly below the ground level of the application property, which could result in a sense of enclosure or loss of outlook. However, due to the distance of 4.87m between the neighbour and the boundary, as well as the extension being designed with a hip and pitched roof, as well as being subservient, this impact would be reduced. There is also currently built development along the boundary. As demonstrated in the photographs below, the outlook from the existing bedroom/study window looks onto the flank wall of the garage and then onto the property beyond, and the extension is unlikely to have a detrimental impact on outlook nor create an unacceptable sense of enclosure through its design.



There are no flank windows proposed within the extension that would impact the privacy of the neighbour.

The concerns raised by the neighbour have been duly considered, with the bulk of the extension of this elevation being reduced accordingly. Following the amendment, it is considered that the proposal will not result in any detrimental impact the amenity of neighbouring properties. As such, the development is considered to safeguard surrounding occupier amenity in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Parking and Highways

There are no parking or highway issues with this proposal, with two spaces available on the driveway and a garage. This complies with Gravesham's adopted parking standards (SPG4) (2006) which seeks to ensure that two off-street spaces are provided for a five bedroom dwelling.

Any Other Material Planning Considerations

Impact on the Landscape - the property is located within the Meopham Downs Landscape Character Area. This area is characterised by gently undulating topography with a mix of arable and pasture farmland, three large settlements located along the A227 and traditional architecture surrounding village greens providing local vernacular.

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.

Although the extensions hereby proposed are large and would introduce a modern material palate, the development is not considered to have any detrimental impact on the landscape. The property is located within a relatively well-development part of Whitepost Lane with a varied character of dwellings, and will therefore not harm the character of the Meopham Downs landscape.

Conclusion

The application has been fully assessed and is in accordance with local and national planning policy.

The proposed extensions are well designed and are subservient to the main dwelling, will utilise similar materials and will not impact on the street scene or the Meopham Downs landscape character area. There rooms provided within the extension accord with local and national living standards, and although constructed on the shared boundary with the neighbour it will not have any detrimental impact on amenity through loss of privacy, overshadowing, loss of outlook or sense of enclosure. Furthermore, there are no parking or highway impact.

Therefore it is recommended that planning permission is granted subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	5 th January 2023	Dated:	05 January 2023