



# Delegated Report

## *Householder Planning Application*

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**Application No:** 20220109

**Location:** Bucklebury, Pear Tree Lane, Shorne, Gravesend, Kent, DA12 3JS

**Description:** Proposed external appearance upgrade including roof covering replacement, guttering replacement and windows replacement; front elevation aesthetical alterations involving the installation of new reconstituted stone quoins, new reconstituted stone window heads and replacement of existing entrance porch; enlargement of some of existing windows, provision of 2no. of new windows, removal of 1 pair of French doors, removal of side entrance door; replacement oak front canopy on front elevation.

**Applicant:** Mr Nick Turner-Goldsmith

**Site Visit Date:** 15 March 2022

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### Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Application form;  
Planning Statement dated 04.04.2022 2022;  
Drawing no. PL01 (Site Location Plan).  
Drawing no. PL02 (Existing Site Plan).  
Drawing no. PL03 (Existing Ground Floor Plan).  
Drawing no. PL04 (Main House Existing First Floor Plan).  
Drawing no. PL05 (Main House Existing Roof Plan).  
Drawing no. PL06 (Existing Nw & NE Elevations).  
Drawing no. PL07 (Existing SE & SW Elevations).  
Drawing no. PL08 (Proposed Site Plan).  
Drawing no. PL09 (Main House Proposed Ground Floor Plan).  
Drawing no. PL10 (Main House Proposed First Floor Plan).  
Drawing no. PL11 (Main House Proposed Roof Plan).  
Drawing no. PL12 (Proposed NW & NE Elevations).  
Drawing no. PL13 (Proposed Main House SE & SW Elevations).  
Drawing no. PL14 (Proposed Coloured Front Elevation).  
(All received 8 March 2022.)

### Relevant Planning History

| Application No. | Description                                               | Status  | Decision   |
|-----------------|-----------------------------------------------------------|---------|------------|
| 20210499        | Retrospective application for erection of a single storey | Refused | 22.06.2022 |

|          |                                                                                                                                                                                                                                                                                                     |                     |            |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|------------|
|          | outbuilding to be used as a home gym.                                                                                                                                                                                                                                                               |                     |            |
| 20201066 | Proposed alterations and remodelling of dwelling including two storey side and rear extensions to main house and use of altered roof space for additional accommodation; construction of attached pool house and subterranean games room to rear garden and triple garage in front of the dwelling. | Refused             | 10.12.2020 |
| 20080125 | Application for Lawful Development Certificate for the proposed erection of a wall constructed of railway sleepers 0.9 metres in height along Pear Tree Lane frontage.                                                                                                                              | Certificate refused | 04.04.2008 |
| 20060162 | Retention of the front boundary wall.                                                                                                                                                                                                                                                               | Permitted           | 20.09.2006 |
| 20000470 | Removal of existing conservatory and erection of single storey rear extension to form study, dining area and kitchen.                                                                                                                                                                               | Permitted           | 22.08.2000 |
| 19590170 | Erection of detached house, double garage and outbuildings                                                                                                                                                                                                                                          | Permitted           | 04.08.1959 |
| 19560114 | Erection of house and private garage                                                                                                                                                                                                                                                                | Permitted           | 10.04.1957 |

## Development Plan

### Gravesham Local Plan Core Strategy 2014

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Design and Development Principles
- CS20 – Heritage and the Historic Environment

### Saved Policies in the Gravesham Local Plan First Review 1994

- T1 – Impact of Development on the Highway Network
- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF 2021 sets out that 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 First Review 1994 generally conform with the NPPF 2021, the Council will also seek to replace these saved policies via the emerging Local Plan.

## **Other Material Considerations**

### National Planning Policy Framework 2021

- Section 2 – Achieving sustainable development
- Section 9 – Promoting sustainable transport
- Section 12 – Achieving well-designed places
- Section 15 – Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

### Supplementary Planning Guidance (SPG)

- SPG2 – Residential Layout Guidelines (2020)
- SPG4 – KCC Parking Standards (2006)
- SPD – Householder Extensions/Alterations Design Guide (October 2021)
- Technical Housing Standards – Nationally Described Space Standards (2015)
- Gravesham Landscape Character Assessment (2009)

## **Consultations, Publicity and Representations**

### KCC Heritage

The site lies within an area of multi-period archaeological potential. However it is considered unlikely that these proposals would have a significant below-ground archaeological impact.

### Shorne Parish Council

No objection in principle to this proposal, provided that there are not any significant objections from neighbours.

### Neighbouring properties

The application has been advertised by individual neighbour letter to 1 property and on site. The consultation periods expired on 31 March and 8 April 2022 respectively.

No letters of representation have been received.

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

## **Analysis**

### Proposal

This application seeks permission for a proposed external appearance upgrade including roof covering replacement, guttering replacement and windows replacement; front elevation aesthetical alterations involving the installation of new reconstituted stone quoins, new reconstituted stone window heads and replacement of existing entrance porch; enlargement of some of the existing windows, provision of 2no. of new windows, removal of 1 pair of French doors and removal of side

entrance door; replacement oak front (car) canopy on the front elevation.

The external materials to be used will include: a natural slate roof with lead roll hips and ridges; a single ply membrane to flat roofs and canopies; red brickwork to match existing; Portland reconstituted stone quoins and window heads; Portland reconstituted stone cornice covering existing finlock guttering; black UPVC rainwater goods to match the existing; solid composite entrance door; Portland reconstituted stone portico; and anthracite grey aluminium windows and doors.

[The existing elevations appears to show a discrepancy in relation to the size of the front (car) canopy compared to the proposed elevation, but it would actually seem that the canopy has been omitted from the existing elevational drawings. From looking at historical Google Earth images it has been in place in excess of 4 years. The canopy has currently been taken down on site to allow for the installation of scaffolding. It is proposed to be replaced like for like in oak.]

### Background

Following the refusal of application 20201066, the proposals for the property have been scaled back significantly and now largely involve altering the internal layout of the property (which will result in existing window and door changes) and generally upgrading the exterior appearance of the house.

Many of the proposed changes would fall under permitted development, including the replacement roof material, guttering, stone quoins and window heads, and other window and door changes. However, there would be a slight increase in the height of the replacement porch, which would require planning permission due to its height at over 3m, and for completeness the proposals have been tied up together within one application.

### Principle Issues

Given the minor nature of the proposals, whilst the site is within the Green Belt, the building will not be extended in any way and there would therefore be no harm or impact on the openness of the Green Belt. There would also be no impact on residential amenities, no parking or highways impacts, or concerns relating to archaeology. Therefore, the main issue to consider in the determination of this application is the design of the proposed external alterations and the impact on the character and appearance of the existing property and surrounding area.

### Design and Character and Appearance of Surrounding Area

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.

With regard to the impact on the landscape, Policy CS12 of the Gravesham Core Strategy 2014 is also relevant to this application, relating to green infrastructure, which 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 Shorne Woodlands Landscape Character Area. However, as the site comprises an existing residential property that is having an external appearance upgrade, the proposal will not have any impact on the landscape character of the area.

The proposed elevational changes under the current application are as follows:

*Existing front elevation:*



*Proposed front elevation:*



Existing rear elevation:



Proposed rear elevation:



The proposed replacement porch will be approximately 20cm higher than the existing, but in all other regards will be the same. The proposals will add detailing and smarten up the external appearance of the property. It would be worth conditioning the materials to be carried out as approved to ensure their quality. The proposals will be in keeping with the appearance of the existing building and surrounding area, and the proposal would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF 2021.

#### Amenity of Future Occupiers

The proposed development would not harm the amenity of future occupiers and complies with the Borough Council's Residential Layout Guidelines. As such, the proposal would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy September 2014.

#### Neighbouring Amenity

It is considered that there would be no adverse overlooking, overshadowing or overbearing impacts to the occupiers of any surrounding residential property. Therefore the proposed development would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy September 2014.

#### Parking and Highways

There are no parking or highway issues with this application.

#### **Conclusion**

The proposed external alterations to the property would be in keeping with the character and appearance of the existing dwelling and its surroundings. The proposal therefore complies with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework 2021.

#### **Recommendation:**

Approve with conditions.

See draft Decision.

|                                       |                                                                                                           |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------|
| <b>Case Officer:</b> Katherine Parkin | <b>Team Leader:</b> Faye Hobbs                                                                            |
| <b>Signed:</b><br><br>K. Parkin       | <b>Signed:</b><br><br> |
| <b>Dated:</b> 11/05/2022              | <b>Dated:</b> 12 May 2022                                                                                 |