



Delegated Report

Householder Planning Application

Application No:	20221228
Location:	15 Sallows Shaw, Cobham, Gravesend, Kent, DA13 9BP
Description:	Alterations to the front elevation (large window to two smaller ones) and the erection of a front porch / bathroom extension
Applicant:	Mr Derek Sutton
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

Application Form - dated 10/11/2022;
Ordnance Survey Site Location Plan (scale - 1:1250);
Existing Block Plan (scale - 1:500);
Proposed Block Plan (scale - 1:500);
BDS2216.1 - Existing Floor Plans and Elevations;
BDS2216.2 - Proposed Floor Plans and Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20031118	Retention of the existing attached garage converted into a utility room.	PERMITTED	13.02.2004

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 - Sustainable Development
- CS02 - Scale and Distribution of Development
- CS12 - Green Infrastructure
- CS18 - Climate Change
- CS19 - Design and Development Principle

Paragraph 33 of the National Planning Policy Framework (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)

- Section 2 - Achieving sustainable development
- Section 12 - Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards - Nationally Described Space Standard (2015)
- Landscape Character Assessment (2009)

Consultations, Publicity and Representations

External Consultees

Cobham Parish Council - No comment received.

Internal Consultees

Local Ward Councillors - No comment received.

Neighbouring properties

Four surrounding properties were consulted and no representations were received. The consultation period expired 7th December 2022.

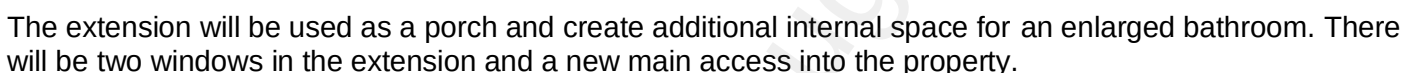
Officer's Analysis

15 Sallows Shaw is a detached bungalow located on the eastern side of the highway. The property is characterised by a large front gable projection. It benefits from a large driveway for parking and a detached garage.



This application proposes the erection of a front porch extension. The extension will have a flat roof with pitched edges, and the following dimensions:

- Depth - 3.48m
- Width - 3.42m
- Height - 3.38m



Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) states that new development will be visually attractive, fit for purpose and locally distinctive. It also seeks to conserve and enhance the character of the local built, historic and natural environment and integrate well with the surrounding local area, whilst ensuring that the design, layout and form of new development will be derived from a robust analysis of local context and character and make a positive contribution to the street scene, the quality of the public realm and the character of the area.

Amenity of Future Occupiers

Neighbouring Amenity

Any Other Material Planning Considerations

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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.

The proposed extension is not considered to result in any detrimental impact on the Meopham Downs, by virtue of the properties location within the rural settlement.

Conclusion

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

The proposed development is acceptable in terms of design and will have no impact on the street scene, will safeguard amenity of future occupiers as well as neighbouring properties, and will not effect the parking arrangements or the landscape.

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:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	6 th January 2023	Dated:	9 th January 2022