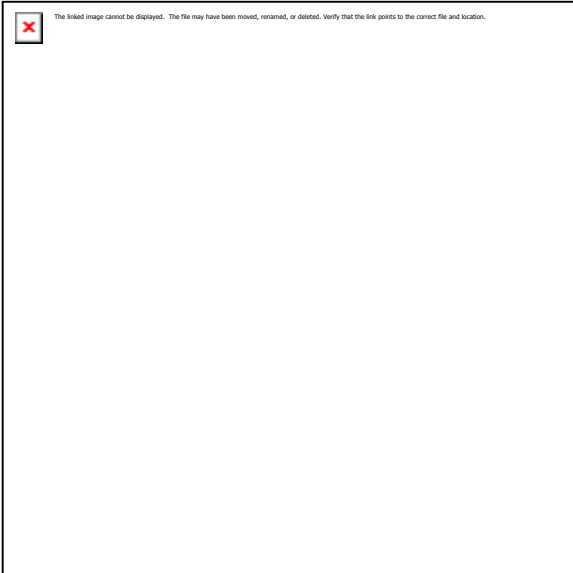




Delegated Report

Householder Planning Application

Planning Application No: 20220344

Location: 68 Biddenden Way Istead Rise Gravesend Kent

Description: Erection of a single storey rear extension and a two storey side extension to provide additional residential accommodation and modifications to the entrance porch and front bay window.

Applicant: Mr Richard Clarke

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

- Application Form
- Drawing No: 205PD-01 (Existing Plans & Elevations)
- Drawing No: 205PD-02 REVISION A (Proposed Plans & Elevations)
- Drawing No: 205PD-03 (Block Plan & Location Map)
- Drawing No: 205PD-04 (Block Plan)
- ~~Drawing No: 205PD-02 REVISION A (Proposed Plans & Elevations)~~
- ~~Drawing No: 205PD-02 (Proposed Plans & Elevations)~~

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.

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

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

KCC - Heritage Conservation

“The site lies within an area of multi-period archaeological potential. However, I consider it unlikely that these proposals, immediately adjacent to the existing dwelling, would have a significant below-ground archaeological impact and have no further comments to make in this case.”

Neighbouring properties

The application was advertised by way of letter to 9 surrounding properties. The consultation period expired on 9th May 2022 and no comments were received.

Officer’s Analysis

Proposal

The proposal seeks the erection of a single storey rear extension and a two storey side extension to provide additional residential accommodation and modifications to the entrance porch and front bay window.

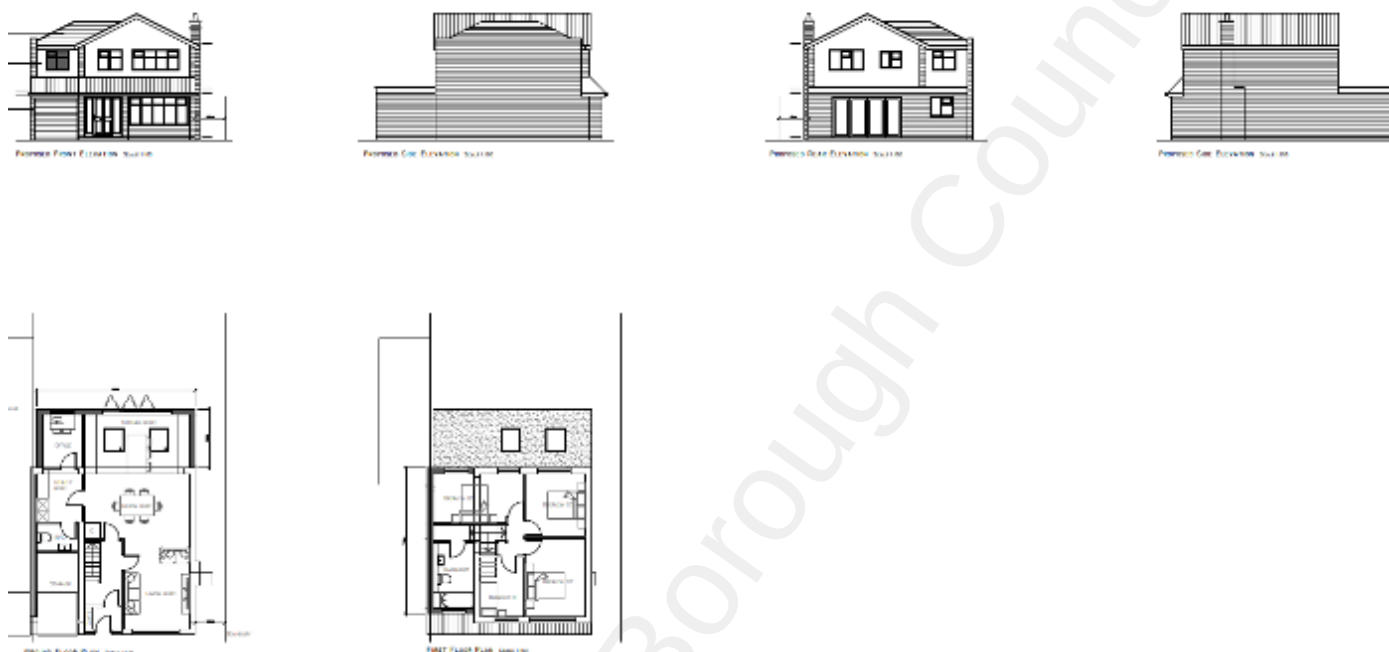
The single storey rear extension will project 3m from the rear elevation and span 8m across. The extension will be finished with a flat roof which will have a maximum height of 2.7m and include two roof lights. There will also be a bifold door in the rear elevation and a window. The window will serve a study room and the bifold will serve the new kitchen.

The two storey side extension will project approx. 2.3m from the southern elevation and span approx. 7.3m with a maximum height of approx. 6m. The extension will be set below the main roof and behind the front elevation. The extension will include a flat roof element and will be hipped on the three edges, there will

also be a parapet all on the southern wall. There will be a window in the first floor front and rear elevation which will serve a bathroom and a bedroom. At ground floor level there will be a garage door to allow for access to the storage area.

To the front of the extension there will be a monopitch roof going across and the front elevation at ground floor level will be brought in line with the furthest projection of the existing bay window.

Existing plans and elevations



Proposed plans and elevations



Design, Character and Appearance

The application site is a link detached two storey house situated in the village of Istead Rise. The application site is situated within a Landscape Character Area and a rural settlement which is inset from the

greenbelt, the property has no previous planning history.



The property is set back from the highway with the drive sloping down towards the house. There is an attached garage to the house which is access via the drive.

The proposal originally had a hipped roof on which there was an overhang by the rainwater goods and after some conversation with the agent the proposal was revised to ensure the entire development was contained within the property boundary. This meant the roof will be finished with a parapet wall.

Previous proposal shows overhang to neighbouring boundary

Revised Proposal



PROPOSED FRONT ELEVATION SCALE 1:100



PROPOSED FRONT ELEVATION SCALE 1:100

The proposed front extension which will bring the front elevation in line with the bay window is considered a fairly modest change which will not harm the character of the area as it will bring the front elevation in line with the neighbouring property. Furthermore this property is unique in the sense that it is the only one within the vicinity which has a rounded bay window. This element of the proposal is deemed acceptable.

To the rear the single storey extension is fairly modest in size and due to its rearward positioning it is not harmful to the streetscape as it is not visible from a public vantage point. It is acceptably designed and contained within the property boundary and so this element of the proposal is deemed acceptable as it is a

subservient addition which is respectful of the properties scale and character.

The third element of the proposal is the two storey side extension. The extension will be built up to the boundary, however the proposal will be contained within the boundary. The front garage door will be retained however the proposal shows the area will be used as a storage area instead of a parking space. The proposal will be set behind the front elevation at first floor level so to remain subservient. The proposed parapet wall is not ideal in terms of design, however a refusal on this basis is not considered sustainable at appeal level. The two storey side extension is adequately designed and deemed compliant with CS19 of the Local Plan Core Strategy 2014.

Amenity of Future Occupiers

Post development the proposal will have adequate garden space for a four bedroom property.



Post development the bedrooms will all according with the Council's Technical Standards in terms of size. The proposal is therefore in accordance with SPG2 Residential Layout Guidelines 2020 and CS19 of the Local Plan Core Strategy 2014.

Neighbouring Amenity

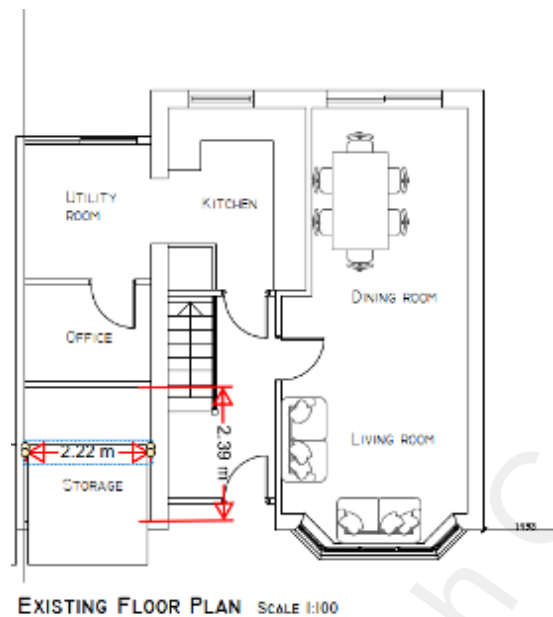
The proposal is not liable to impact the privacy of the adjoining property known as No.66 Biddenden way as there are no windows proposed in the flank elevation. However the bathroom will be moved from the rear of the property to the front of the property and so a condition will be imposed to ensure the window serving this room is obscure glazed and top hung.

In terms of light and outlook the proposal is not liable to result in any material harm due to the path of the sun and the scale of the development. There is a window in the flank elevation of this property which will face the two storey side extension, however this window is deemed to serve a hall way and not a habitable room.

The proposal adequately safeguards the amenity of neighbouring properties.

Parking and Highways

The proposal will result in the creation of an additional bedroom whilst losing a parking space (garage). However it would appear that the garage has possibly been converted internally and so it is no longer fit for purpose and does not accord with SPG 4 - KCC Parking Standards (2006). The proposal will still have the front driveway for parking and whilst there are no plans to create any additional parking, there is scope for additional parking on the front drive. A refusal on the basis of parking is not considered sustainable at appeal level.



Any Other Material Planning Considerations

Rural Settlements Inset from Greenbelt - The application site is inset from Green Belt and as such, Policy CS02 of the Gravesham Local Plan Core Strategy September 2014 is relevant. Policy CS02 prioritises development in the urban area as a sustainable location for development. In the rural area it states that development will be supported within rural settlements that are inset from the Green Belt and defined on the Policies Map. Development outside those settlements (which is not the case here), will only be supported where it is compatible with national policies for protecting the Green Belt and policies in the Local Plan Core Strategy.

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within Istead Arable Farmlands Character Area, as set out in the Council's Landscape Character Assessment document.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that this development would not be detrimental to the Istead Arable Farmlands Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

The proposal has been fully considered and is deemed compliant with CS19 of the Local Plan Core Strategy 2014 and permission is therefore recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart

Signed:		Signed:	<i>R Hart</i>
Dated:	22 nd June 2022	Dated:	23rd June 2022

Gravesham Borough Council