



Delegated Report

Householder Planning Application

Application No:	20211394
Location:	The Hendleys, The Ridgeway, Shorne, Gravesend, Kent, DA12 3LN
Description:	Demolition of existing conservatory and erection of a single storey rear extension with glass roof, replacement of existing hard standing with regatta style pavours and replacement of existing garage side door with new composite door.
Applicant:	Mr M Hooper
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

The application comprises the following documents and plans:

Application Form - dated 08/11/2021;
Design and Access Statement and Heritage Statement;
Supplementary Information - Door Details;

Drawing no. 21/1176/HD/01 - Rev. B - Existing Site Location and Block Plans;
Drawing no. 21/1176/HD/02 - Rev. B - Existing Ground Floor Plan;
Drawing no. 21/1176/HD/02/1 - Rev. B - Existing Roof Plan;
Drawing no. 21/1176/HD/04/F - Rev. B - Existing Front Elevation;
Drawing no. 21/1176/HD/04/REAR - Rev. B - Existing Rear Elevation;
Drawing no. 21/1176/HD/04/LEFT - Rev. B - Existing Left Elevation;
Drawing no. 21/1176/HD/04/RIGHT - Rev. B - Existing Right Elevation;
Drawing no. 21/1176/HD/06 - Rev. A - Existing Driveway;

Drawing no. 21/1176/HD/12 - Rev. F - Proposed Ground Floor Plan;
Drawing no. 21/1176/HD/12/1 - Rev. F - Proposed Roof Plan;
Drawing no. 21/1176/HD/13 - Rev. F - Proposed Site Location and Block Plans;
Drawing no. 21/1176/HD/14/F - Rev. F - Proposed Front Elevation;
Drawing no. 21/1176/HD/14/REAR - Rev. F - Proposed Rear Elevation;
Drawing no. 21/1176/HD/14/LEFT - Rev. F - Proposed Left Elevation;
Drawing no. 21/1176/HD/14/RIGHT - Rev. F - Proposed Right Elevation;
Drawing no. 21/1176/HD/16 - Rev. B - Proposed Driveway.

Relevant Planning History

Application No.	Description	Status	Decision
20180683	***REVISED DRAWING*** Replacement of all existing windows to the front elevation, garage door and retention of the front door.	PERMITTED	21.11.2018

A pre-application enquiry was submitted in 2021 (PRE20210324) for the works proposed in this Householder Planning Application. The Conservation Officer (GBC) responded to the pre-application enquiry and elements of the pre-application will be referenced in this report.

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
- TC3 - Development Affecting Conservation Areas

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

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)

- Section 2 - Achieving sustainable development
- 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 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 - amended June 2020
- SPG 4 - KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guidance (SPD) (2021)
- Chestnut Green Conservation Area Appraisal (2017)
- Rural Conservation Area Appraisals Management Plan (2016)
- Conservation Areas - Maintenance/Replacement Windows and Doors SPD (2020)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Internal consultees

GBC - Conservation Officer - these comments are taken from the pre-application enquiry

1. Replace our driveway replace paving with a regatta style paving in a cobble design

- Regatta Autumn Gold or Silver Haze would be acceptable and needs to be conditioned

2. Replace a side door to the garage at the front of the property

- Composite doors are not acceptable in the conservation area and contrary to SPG Windows and Doors Guidance

- ****REVISED AFTER PRE-APPLICATION**** if the door is a solid panelled composite rather than part glazed it would be an acceptable compromise.

3. Replace an existing conservatory with a larger conservatory

- Unlikely to impact on the conservation area.

External consultees

KCC - Heritage - I have no archaeology comments to make on this application.

Shorne Parish Council - This property is located in the Chestnut Green Conservation Area.

The application has a number of elements:

- Demolition and replacement of existing conservatory at the rear - No problems identified
- Replacement of hardstanding - The proposed paving will have a better and more compatible appearance than that existing.
- New side door - This will be more in keeping with the property and area.

Any suitable period features should if possible be retained during internal works.

Neighbouring properties

A press notice was published in the local paper and a notice was displayed on site 8th December 2021.

In addition, five surrounding properties were consulted and no representations were received. The overall consultation period expired 13th January 2022.

Officer's Analysis

The Hendley's forms one half of a pair of late 19th century semi-detached dwellings. The property is located on the northern side of the highway, has a paved frontage and an attached garage to the side.



The property is inset from the Green Belt, but is located within the Chestnut Green Conservation Area and is covered by an Article 4 Direction.

Proposed Development

This planning application proposes the following:

1. *To demolish the existing conservatory and replace it with a larger single storey infill extension with a hipped glass roof*

The rear extension will have a depth of 5.6m, a width of 2.3m. It will have a maximum height of 3.42m and an eave height of 2.32m. The extension will not project beyond any principle elevation of the property.



2. To replace the existing crazy paved hardstanding

The proposed driveway will be 'silver haze' regatta style permeable paving.

3. To replace the existing blank wooden side access door

The replacement door will be a solid composite door with a panelled design. The door will be black in colour and include no glazing.



Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area.

The proposed changes to the property are considered to be acceptable in terms of design. The rear extension is an infill that does not project beyond the rear elevation of the existing rear projection. It will have a glass roof and have the visual appearance of a conservatory. The extension will not be visible from any public vantage point and will have no impact on the character or appearance of the street scene.

The proposed driveway will be finished using appropriate materials and will be an improvement on the existing hardstanding, which is considered to improve the character and appearance of the street scene.

Lastly, the proposed composite door is considered to be an appropriate replacement that matches the existing main door of the property. It will be black to match the main door and will not include any glazing, which serves to define it as a secondary entrance to the property.

Overall, the proposed development is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) they will not impact on the character of the street scene nor detract from the appearance of the property.

Impact on the Conservation Area

The property is located within the Chestnut Green Conservation Area and is subject to an Article 4 Direction.

Development proposals within Conservation Areas should preserve or enhance the character and appearance of the area, in this instance the Chestnut Green Conservation Area. The Article 4 Direction was introduced in an attempt to address unsympathetic alterations to dwellings that harm or erode the character of the area. The aim of the Direction in regards to windows and doors is to resist the loss of traditional features and where these have already been lost, encourage the installation of appropriate replacements.

In this application, the infill extension will have no impact on the Conservation Area by virtue of its position at the rear of the property.

The driveway is considered to be acceptable. The material proposed was one of the options given by the Conservation Officer in the pre-application advice, and is a 'silver haze regatta paving'. There will be a condition attached to the decision notice to ensure that this material is used to form the driveway.

Lastly, the composite door would not typically be accepted within a Conservation Area. The Council's window and door guidance for Conservation Areas (2020) explicitly states that applications to replace a wooden door with a composite door would be refused. This position was maintained within the pre-

application report, however negotiations followed whereby the Conservation Officer changed his stance and determined that a solid composite door would be an acceptable compromise.

Given that correspondence has been sent to the applicant confirming that a composite door would be acceptable, despite being contrary to guidance, it is considered to be accepted. In this instance it would be likely that the composite door was allowed due to the main door of the property already being composite and that it is a solid door, without any glazing. It is also an improvement on the existing door.

Overall, although the composite door is contrary to guidance, there are no objections in terms of conservation. The proposed development is considered to preserve the character and appearance of the Chestnut Green Conservation Area in accordance with the statutory test of S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and is contrary to Policy CS20 (LPCS) and Saved Policy TC3 (LPFR).

Amenity of Future Occupiers

The proposal will safeguard the amenity of future occupiers. The garden is large and will not be significantly reduced as part of this development. The rooms proposed are in accordance with Gravesham's Residential Layout Guidelines (2020) and will receive sufficient natural light. Therefore, the development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring amenity

The development hereby proposed will not have any material impact on the amenity of neighbouring properties in terms of loss of light, loss of privacy, outlook or sense of enclosure. No representations have been received. As such, the proposal is considered to safeguard amenity of surrounding properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

There are no parking or highway issues related to this proposal. The driveway will be formed using permeable materials which will limit surface water-runoff onto the highway, in accordance with guidance. As such there are no objections.

Any Other Material Planning Considerations

Impact on the Landscape - In addition to being within the Green Belt, the site is located within the Shorne Woodland Landscape Character Area. This area is characterised by an undulating topography, chestnut coppice woodland and a strong sense of enclosure. The developments are often located around traditional village greens, are buildings have varying styles and ages with chequered brickwork and ornamental brickwork.

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 development is not considered to impact on the Shorne Woodland Landscape Character Area, by virtue of the small scale of the infill extension and that it will not project beyond any principle elevation of the property.

Conclusion

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

The rear extension, replacement driveway and replacement side door are considered to be acceptable in

terms of design and will not impact on the street scene or Chestnut Green Conservation Area. Furthermore the proposal safeguards the amenity of future occupiers and neighbouring properties, is acceptable in terms of highway policy and will protect the Shorne Woodlands 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:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	19 th January 2022	Dated:	20 January 2022