



Delegated Report

Householder Planning Application

Planning Application No: 20231128

Location: 15 Coutts Avenue Shorne Gravesend Kent

Description: Demolition of existing conservatory; erection of single storey rear extension; alteration of external facing materials for existing rear dormer; and enlargement of existing front rooflight.

Applicant: Mr Thomas Hellard

Site Visit Date: 06 December 2023

Submitted Documents/Plans

Householder Application for Planning Permission form;
Drawing no. 001 Rev. P1 Location plan;
Drawing no. 002 Rev. P1 Existing and proposed block plans;
Drawing no. 011 Rev. P1 Existing ground and first floor layouts;
Drawing no. 015 Rev. P1 Existing roof plan;
Drawing no. 021 Rev. P1 Existing front and rear elevations;
Drawing no. 022 Rev. P1 Existing side elevations;
Drawing no. 031 Rev. P1 Existing sections;
Drawing no. 111 Rev. P1 Proposed ground and first floor layouts;
Drawing no. 115 Rev. P1 Proposed roof plan;
Drawing no. 121 Rev. P1 Proposed front and rear elevations;
Drawing no. 122 Rev. P1 Proposed side elevations; and
Drawing no. 131 Rev. P1 Proposed sections.

Relevant Planning History

Reference	Description	Decision	Decision Date
20141207	Application for Lawful Development Certificate in respect of the proposed erection of a rear conservatory.	Granted	12.02.2015
20141036	Retention of the solar panels on the flat roof of the rear dormer extension.	Permitted	28.01.2015
20090087	Application for Lawful Development Certificate for the proposed construction of a dormer extension in rear roof slope incorporating conversion of roof from hip to gable end and conversion of roof space into two bedrooms and shower room/wc.	Granted	30.03.2009
20080103	Erection of single storey rear extension to form a kitchen/breakfast room and bedroom.	Permitted	02.04.2008

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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- TC7 – Other Archaeological Sites

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 Places and Beautiful Places.

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – nationally described space standard (2015)
- Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Shorne Parish Council

The Parish Council has no objections in principle to this application, subject to there not being any significant valid objections from neighbours.

The large area of solar panels and the proposed larger rooflight on the front elevation have a negative impact on the street scene.

Neighbouring properties

The application was publicised to five neighbouring properties by letter. No representations have been received.

Officer's Analysis

Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local

character and sense of place.

The proposed rear extension would be of a design and materials that would match with the existing building and those in the surrounding area. Whilst the depth would be significant, it would not look out of character in the context of existing developments in the locality.

The proposed alteration to the facing materials of the rear dormer and the gable end of the main roof would be an improvement over existing and would match with the character and appearance of the building.

It is noted that Shorne Parish Council has raised concerns that the large area of solar panels and the proposed larger rooflight on the front elevation would have a negative impact on the street scene. However, the proposed enlargement of the front roof light would only result in a reconfiguration of solar panels that have been in existence for many years (and which were permitted development). The enlarged roof light would be subservient in size to the roof and would not be detrimental to the character or appearance of the building. As such, it is considered that there would be no adverse visual impacts.

The application site is located in the Higham Arable Farmlands Landscape Character Area (LCA) and as such, Policy CS12 of the Gravesham Local Plan Core Strategy September 2014 is relevant. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment will be taken into account in determining applications. In relation to the Higham Arable Farmlands LCA, this document states that the overall condition of the landscape is poor and that it has moderate sensitivity. It recommends that the key landscape elements in poor condition should be restored and that the whole area should be safeguarded as a prominent landscape feature in the wider landscape.

The application site is located in a village and the proposed development would be within an existing residential curtilage. The proposal would result in an increase in the amount of built development at the application site but it would not adversely affect the overall landscape character of the surrounding area.

Overall, the proposed development would be appropriate in terms of design and would not have an adverse impact on the character or appearance of existing building or the surrounding area. Therefore, the proposal would be in line with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (September 2014) and the Householder Extensions/Alterations Design Guide SPD (2021).

Amenity of Future Occupiers

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants. In this regard, the Nationally Described Space Standards (NDSS) and the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The proposed development would result in a reduction in the size of the rear garden at the application site but sufficient rear garden area and depth would be retained for a four bedroom dwelling.

The proposed bedrooms would exceed the minimum floor area requirements for a double bedrooms in the Nationally Described Space Standard (2015).

In order to prevent a loss of privacy for future occupiers, any proposed bathroom/w.c./en-suite windows should be conditioned to be permanently obscure glazed.

The proposed development would improve the living conditions for future occupiers and as such, the proposal would not be detrimental to residential amenity and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of

neighbouring occupiers. In this regard, the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The closest residential properties to the application site are nos. 13 and 17 Coutts Avenue (located to the west and east respectively). Nos. 10 and 12 Burdett Avenue are located to the north and nos. 18 to 22 Coutts Avenue are located to the south, across the roadway.

The proposed development would introduce a new window and door to the side elevation of the application property. These would face the side elevation of no. 17 Coutts Avenue, where two existing obscure glazed bathroom/shower room windows and one kitchen window already exist. As these windows are to non-habitable rooms and because the proposed window would be to a w.c. and conditioned to be obscure glazed, then there would be no adverse overlooking impacts to no. 17 Coutts Avenue.

The enlarged roof light would be to a hallway (a non-habitable room) and located some 27 metres from the front elevation of no. 20 Coutts Avenue. Therefore, there would be no adverse overlooking impacts to the occupiers of no. 20 Coutts Avenue.

Due to the design of the proposed development and to the layout and orientation of the surrounding properties, there would be no adverse overshadowing or overbearing impacts to the occupiers of the surrounding dwellings.

In order to prevent any future loss of privacy or adverse noise/odour impacts to neighbours, any planning permission granted should be conditioned to preclude the insertion of any windows or openings (including flues) in the side elevations of the proposed development.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Any Other Material Planning Considerations

The application site is located within an area of multi-period archaeological potential and Groundwater Source Protection Zone 3. However, as the proposed development is within the confines of an existing residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to groundwater or archaeology. As such, the proposal would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials to match existing

Obscure glazing to en-suite/w.c. windows

No further openings in flank elevation

Conclusion & Recommendation

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Richard Hart
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Signed:	<i>K Joyce</i>	Signed:	<i>R Hart</i>
Dated:	20th December 2023	Dated:	20th December 2023