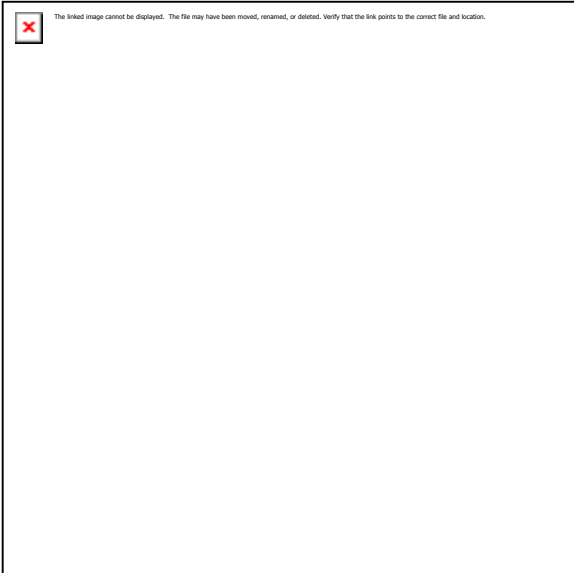




Delegated Report

Householder Planning Application

Planning Application No: 20220241

Location: 26 Highview Vigo Gravesend Kent

Description: Erection of front porch and demolition of existing storage cupboards.

Applicant: Mr and Mrs Sheldrake

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form Received 04/03/2022;
- Drawing No: P01 (Existing Site Plan) Received 04/03/2022;
- Drawing No: P02 (Proposed Site Plan) Received 04/03/2022;
- Drawing No: WD01 (Existing/Proposed Plans and Elevations) Received 04/03/2022 and;
- Site Location Map Received 04/03/2022.

Relevant Planning History

Reference	Description	Outcome	Decision Date
19520363	Renewal of outline permission for extension of permission (TH/6/52/83) for a further 3 years.	PERMITTED	03.09.1958

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
- Section 15 – Conserving and Enhancing the natural environment

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment 2009
- Kent Downs Area of Outstanding Natural Beauty Management Plan (2021-2026)

As the site lies within the Kent Downs Area of Outstanding Natural Beauty (AONB), the adopted Kent Downs AONB Management Plan is also relevant, particularly;

- SD2 - The local character, qualities, distinctiveness and natural resources of the Kent Downs AONB will be conserved and enhanced in the design, scale, siting, landscaping and materials of new development, redevelopment and infrastructure and will be pursued through the application of appropriate design guidance and position statements.
- SD7 - New projects, proposals and programmes shall conserve and enhance tranquillity and where possible dark night skies.
- SD8 - Ensure proposals, projects and programmes do not negatively impact on the distinctive landform, landscape character, special characteristics and qualities, the setting and views to and from the Kent Downs AONB.

Consultations, Publicity and Representations

Vigo Parish Council

The Parish Council do not have any objections to the application as long as the windows are clear glass with no leaded elements.

Neighbouring properties

The application was advertised by way of letter to three surrounding properties. The consultation period

expired on 25th March 2022 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of front porch and demolition of existing storage cupboards. The front porch will project no more than 1.7m and span 3m. The porch will be finished with a mono pitch roof and include a window in the western elevation and a door in the front elevation.

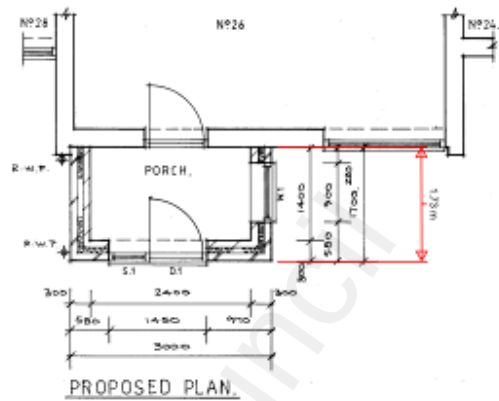
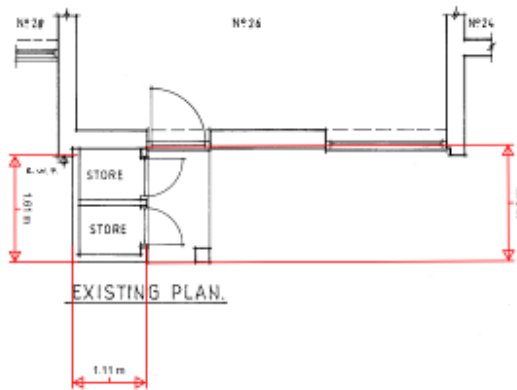
Character and Appearance

The application site is located within the rural settlement of Vigo as defined on the adopted Local Plan Core Strategy Policies Map, the area is located within the AONB and within a Rural Settlement Inset from the Greenbelt.

The site comprises a two storey mid terrace house which does not appear to have been previously extended.

The proposal seeks the erection of a modest front porch which will retain the projection of the existing store cupboards. However the proposal will span an extra 1.9m and the roof form will change from flat to mono pitch. The increase in roof height will be approx. 1m higher. The proposal will be built using materials to match the host dwelling.





The proposal is suitably designed and modest in scale. It is not considered to harm the existing streetscene as there are similar porches in existence already.



The proposal is therefore considered compliant with CS19 of the Local Plan Core Strategy 2014.

Amenity of Future Occupiers

The proposal will not affect the amenity of future occupiers due to the modest nature of the development. The proposal is therefore compliant with CS19 of the Local Plan Core Strategy 2014.

Neighbouring Amenity

The proposal is not liable to impact the neighbour known as No. 24 Highview as the porch is situated away from the shared boundary of this property.

The property known as No.26 will not be impacted as this property is set back behind the application site and the proposed porch is not increasing in projection. The increase in height will not detrimentally impact this property as the porch is slightly set in from the boundary.



The proposal adequately safeguards the amenity of neighbouring properties.

Parking and Highways

The proposal will not impact any existing parking arrangements so there are no concerns in this regard.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within the Vigo Scarptop Woodlands 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.

As the site lies within the built up part of the village, the proposal will not have any adverse impact on the natural beauty of the AONB or the Vigo Scarptop Woodlands Landscape Character Area.

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	27/04/2022	Dated:	28 April 2022