



Delegated Report

Householder Planning Application

Planning Application No: 20230364

Location: 51 Timber Bank Vigo Gravesend Kent

Description: Erection of single storey front and side extensions and part single storey rear extension including internal alterations.

Applicant: Mr Hutchinson

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form
SLM – Site Location Map
BP1 – Block Plan
S1 03 – Existing Proposed Floor Plans, Roof Plans and Elevations
Arboricultural Impact Assessment and Method Statement

Relevant Planning History

Reference	Description	Decision	Decision Date
19820497	Erection of single storey rear extension to form a lounge and repositioning of side boundary fence	Permitted	06.09.1982
19520363 TH/6/52/83C	Renewal of outline permission for extension of permission (TH/6/52/83) for a further 3 years.	Permitted	03.09.1958
19520107 TH/6/52/83A	Renewal of outline permission for development of land for housing estate purposes.	Permitted	24.08.1955
19520106 TH/6/52/83	Outline application for development at Trosley Towers Estate, Vigo	Permitted	14.10.1952

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
- T5 – Access to the Identified Highway Network

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

Supplementary Planning Guidance

- SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)
- Kent Downs Area of Outstanding Natural Beauty Management Plan

Consultations, Publicity and Representations

The final date for comments to be submitted ended on 10th May 2023.

Consultees

Ward Councillors: No comments received.

Vigo Parish Council: No comments received.

Neighbouring properties

6 surrounding properties were consulted and 0 comments were received from members of the public. The consultation period expired on 10 May 2023.

Officer's Analysis

Principle of Development

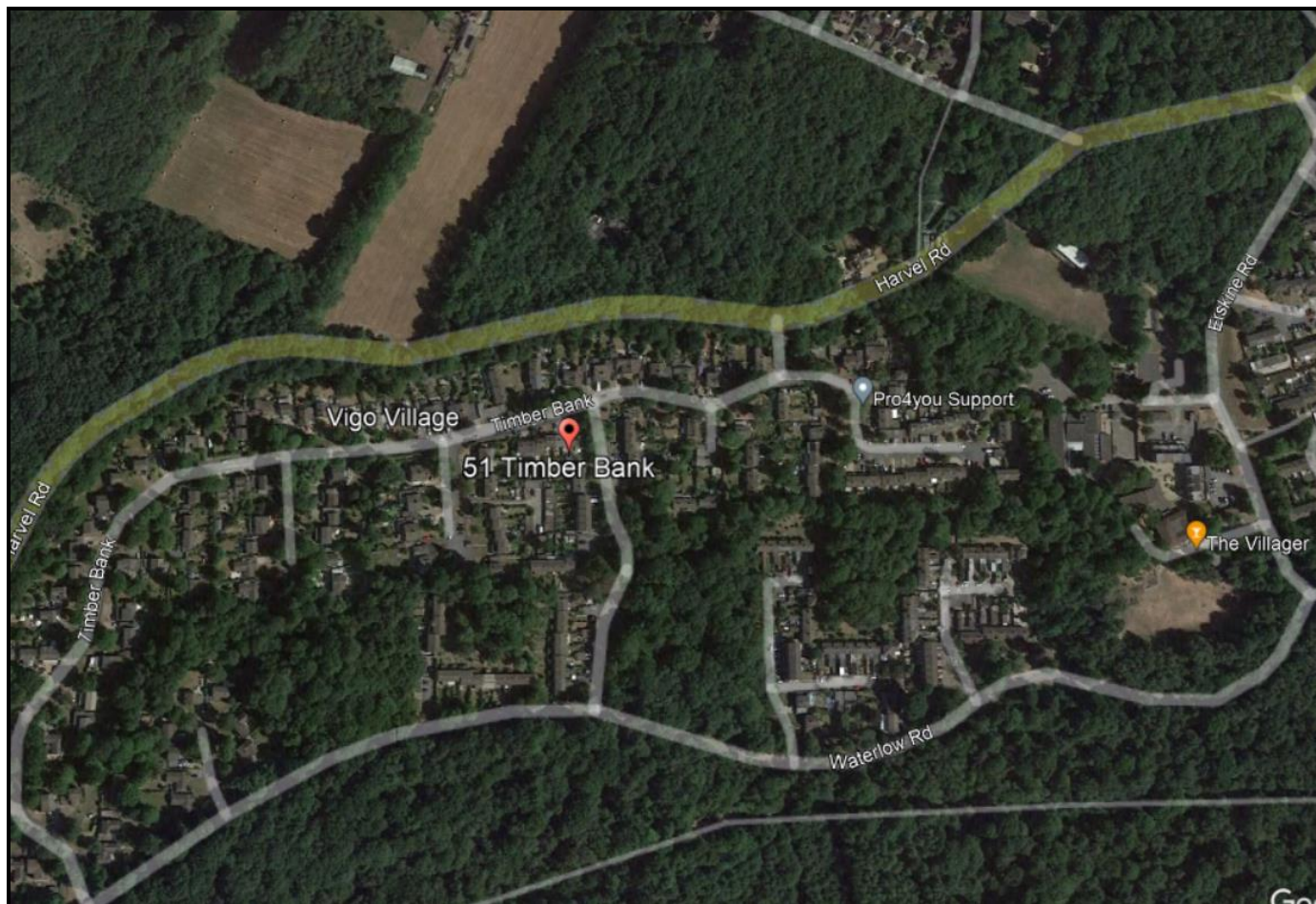
This application is located in a Rural Settlement inset from the Green Belt, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development.

However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Area of Outstanding Natural Beauty, Trees, Landscape Character Area, Amenity of Future Occupiers and Residential Amenity of neighbours and Parking Provision.

Design, Character and Appearance, Landscape Character Area & Area of Outstanding Natural Beauty

Existing Character

The site is in the Area of Outstanding Natural Beauty (AONB). In such area's, the Visual Amenity is considered to be of a high quality and so greater weight is placed upon the harm caused by development on the character and setting of the area. This area is contextualised by built up residential development set against a backdrop of soft landscaping. The below Area Image taken from Google Earth dates 08/05/2022 shows, soft landscaping encapsulates Vigo Village.



To the South of the Village there is a large area of Ancient Woodland. But throughout the streets there is a smattering of protected trees, with build lines set back from the pavements and grassed verges prevalent. The majority of surrounding dwellinghouses are mid-sized terraced or semi-detached, two storeys with open fronted drives/garages and minimal on street parking necessary.

This particular dwellinghouse is a two-storey end of terrace dwellinghouse located on the corner of Timber Bank and Stone Croft as shown on the Google Earth image below (Dated 2021).



To the rear there is an existing conservatory, which is partially visible from Stonecroft as per the below image from Google Earth (dated 2016).



The dwellinghouse uses externally; a mix of brickwork and render, with concrete roof tiles and upvc framed windows.

Proposed Extensions and Design

The proposed development would result in a single storey front and side extension and a rear extension which would replace the existing conservatory.

To the front of the house the new side and front projection would soften the ground floor elements of the property but using a pitched roof similar to the main roof which would extend along the full width of the house. The side extension would have a similar pitch to main dwellinghouse, providing a symmetrical appearance. It would also not extend further to the rear or front than the existing footprint.

The rear extension would be a flat roof addition which would have a 3 metres height, which would be 0.3m lower than the existing conservatory. It would be partially visible from Stonecroft, but less so than the existing conservatory given the height reduction. It would not extend by the full width of the dwellinghouse and its 3.14m depth would be less than the existing conservatory.

The proposed materials are brickwork walls, concrete roof tiles and a flat roof, upvc window and skylight and upvc doors. This would be reflective of the existing dwellinghouse.

Overall, the additions would be subservient in appearance, appropriate for the residential setting.

Trees and Landscape Character Area

This property, along with a large section of Vigo, is covered by a blanket Tree Protection Order (Ref. TPO_1953_001). This application site is surrounded by a number of prominent trees to the front and side, given that it is located on a corner plot. All of these trees will fall under the Protection Order. Given their prominent position and the positive contribution they provide to the character of the area, it is of utmost importance that these trees are protected from primary and secondary harms as a result of development.

The applicant has provided an Arboricultural Impact Assessment and Method Statement. In that it noted that T02 and T03 have Root Protection Areas which would fall within the area of construction. The Root Protection Area of T05 has been amended to reflect the nearby retaining wall and the likely spread of roots as a result. It does not however seem to amend the root protection area as a result of the hard surfacing from the road. However, in any case there is no reason to dispute that the rooting area of this tree would be restricted from spreading west into the site as a result of the retaining wall.

This being the case the statement recommends the use of pile foundations and ground protection area to mitigate the impact. Details of the foundation for the proposed development have not been provided. However, this would be required by condition should the application be approved.

The statement also details the Tree works required to accommodate the proposals. It states that T03 and T05 would require a canopy lift to 6m above ground level. These works are considered acceptable and unlikely to result in significant harm to the structure and longevity of these trees.

To mitigate harm during construction the statement also details protective fencing and ground protection which are considered appropriate to mitigate harm to the trees from the development, in conjunction with all other measures outlined in the statement.

Sufficient information has been provided to ensure that the surrounding trees forming part of a Tree Protection Order would not be lost. In this matter, the character of the area and the streetscene would be protected.

On balance, the proposed development would comply with the requirements of Policy CS12 and CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2021) in terms of design, character and appearance as sufficient information has been provided to ensure that the surrounding trees forming part of a Tree Protection Order would not be lost, potentially resulting in significant harm to the high quality landscape character of the Area, the Area of Outstanding Natural Beauty and the Streetscene.

Amenity of Future Occupiers

The NPPF (2021) states that planning decisions should aim to secure a high standard of amenity for all

existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

The proposed development would result in addition of an office room, utility room, garage and play area. None of these rooms have minimum space standards. The depth of the building would be slightly reduced at the rear and so external space would continue to meet the requirements.

The rooms would therefore meet the required minimum space standards and would continue to have adequate rear garden depth and area as per SPG2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020.

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

The neighbour most likely to be impacted by the development would be 53 Timber Bank to the West. This property is attached and shares the same depth to the rear at two storey level. The front and side extensions would have limited impact on this neighbour given their scale and position in relation to this neighbour. The rear extension would be 3.14 metres deep and 3 metres high, located to the shared boundary. Given the single storey nature of the proposed rear extension to the immediate boundary, there would be limited potential overshadowing of the 2 ground floor windows on this neighbour's rear elevation. The proposal raises no concerns regarding direct overlook or overbearing bulk.

The proposal is therefore considered to not compromise the amenity of neighbouring properties, contrary to policy CS19 of the Core Strategy 2014.

Parking Provision

The proposed development would not result in any increase in bedrooms to the dwellinghouse. Given that the existing number of bedrooms would not change. The existing parking provision requirement as per the SPG 4 - KCC Parking Standards (2006); for a three-bedroom dwellinghouse of 2 spaces would remain unchanged.

The side extension would incorporate a garage with internal dimensions of 2.7m x 3m. SPG 4 – KCC Parking Standards (2006), requires that single bay garages have internal dimensions of 5.5m (Length) x 3.6m (width). The proposed garage would therefore not provide adequate spacing for a standard vehicle. The required spacing therefore would fall to adequate driveway spacing. The Parking Standards set out the preferred parking bay size for cars as 5m x 2.5m. As the below image shows, there is an existing driveway, which can accommodate two cars. This would not be impacted by the development and so adequate spacing is provided.



Adequate vehicle and cycle parking provision is therefore available in accordance with paragraphs 110 to 113 of the National Planning Policy Framework (2021), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014 subject to further details of cycle parking provision.

Conclusion & Recommendation

The proposed development would comply with all relevant national and local planning policies, subject to planning conditions. The recommendation is therefore to approve the planning application.

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Lisa Williams	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	24th July 2023	Dated:	26 July 2023