
PLANNING COMMITTEE - SUPPLEMENTARY REPORT

Application Ref: 20211473

Site Address: Green Hedges, The Street, Cobham, Gravesend

Application Description: Partial demolition of existing single storey rear extension. Erection of new single storey rear extension incorporating a new roof, erection of a porch to the side of the dwelling, first floor bathroom window adjustments and internal alterations.

Applicant: Mr Tony Rice

Agent: Mr Felix Lewis, Felix Lewis Architects Ltd

Ward: Shorne, Cobham & Luddesdown

Parish: Cobham

Decision due date: 10 February 2022

Publicity expiry date: 28 January 2022

Decision Level: Planning Committee – Wednesday 2nd February 2022

Recommendation: Permission

SUMMARY OF REASONS FOR SUPPLEMENTARY REPORT AND RECOMMENDATION

This supplementary report provides information relating to revised plans that were submitted on 24th January 2022.

The recommendation to the Planning Committee remains that same as that within the final Committee Report on 24th January 2022 as summarised below.

The proposal is for the partial demolition of an existing single storey rear extension, and the erection of a new single storey rear extension incorporating a new roof, erection of a porch to the side of the dwelling, first floor bathroom window adjustments and internal alterations.

The proposed development is not considered to have an adverse impact on the amenity of neighbouring properties, nor on the heritage assets in close proximity to the site, or on the adjacent highway network and surrounding landscape. The design of the proposed development is also deemed acceptable. On this basis, the proposed development is deemed to comply with local and national policy, subject to the planning conditions set out in this report and permission is recommended.

SUPPLEMENTARY REPORT

1. Service Manager (Planning) Comments

- 1.1 Following completion of the final Committee Report to Members to consider, revised plans were submitted from the agent on 24th January 2022.
- 1.2 The description of the proposal, as set out in the Committee Report remain unchanged.
- 1.3 The revised plans show that the proposed addition to the existing side extension is increasing by a further 620mm from the originally submitted plans. Therefore, in total the alteration to the existing rear extension would project a further 1.94m from the existing side wall.
- 1.4 All other details remain the same.

2. Additional Information

- 3.1 The revised and superseded plans are as follows;

The following revised plans were submitted;

Drawing No. 321(GA)003 Rev 1 - Proposed Site Plan received 25th January 2022.
Drawing No. 321(GA)020 Rev 1 - Proposed Ground Floor Plan received 25th January 2022;
Drawing No. 321(GA)023 Rev 1 - Proposed Roof Plan received 25th January 2022;
Drawing No. 321(GA)026 Rev 1 - Proposed North Elevation received 25th January 2022;
Drawing No. 321(GA)027 Rev 1 - Proposed S.East & N.West Elevation received 25th January 2022; and
Drawing No. 321(GA)028 Rev 1 - Proposed Sections received 25th January 2022.

The above plans supersede the following;

~~Drawing No. 321(GA)003 Rev 0 – Proposed Site Plan received 1st December 2021;~~
~~Drawing No. 321(GA)020 Rev 0 – Proposed Ground Floor Plan received 1st December 2021;~~
~~Drawing No. 321(GA)023 Rev 0 – Proposed Roof Plan received 1st December 2021;~~
~~Drawing No. 321(GA)026 Rev 0 – Proposed North Elevation received 1st December 2021;~~
~~Drawing No. 321(GA)027 Rev 0 – Proposed S.East & N.West Elevation received 1st December 2021; and~~
~~Drawing No. 321(GA)028 Rev 0 – Proposed Sections received 1st December 2021.~~

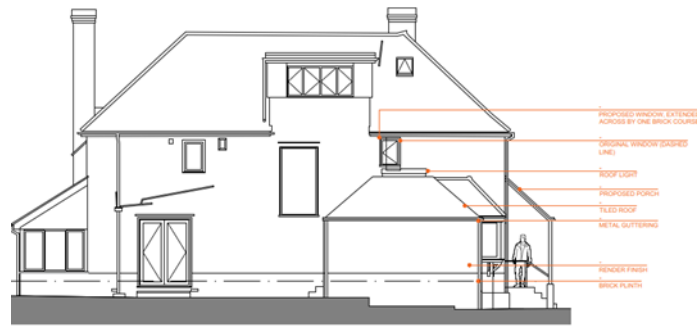
Existing North East Elevation



Originally Proposed North East Elevation



Revised Proposed North East Elevation



3.2 The revisions would only result in a minor amendment to the originally submitted scheme and as there were no objections received, re-consultation was not necessary in this instance.

4. Analysis and Comments

4.1 As there has been an increase in footprint of the dwelling, it will be necessary to reassess the impact on the Green Belt.

4.2 As highlighted in the planning history and within the Background within the final Committee report, the existing dwelling in this case has previously been extended in terms of the conservatory to the side and the single storey rear extension.

Original dwelling

Ground Floor 86.78m²

First Floor 86.78m²

Roofspace (unknown)

Total floor space: 173.56m²

Current Property (as extended)

Ground Floor Extensions: 19.18m²

Current property total floor space: **192.74m²**

Total floor space increase over original dwelling **11.05%**

Proposed Extension (increase over the existing)

Ground Floor: 7.92m²

Total floor space proposed: **200.66m²**

Total floor space increase over original dwelling **4.5%**

Total increase in floor space, including previously approved extension, over original dwelling **15.61%**

4.3 Saved Policy C13 (LPFR) provides the local interpretation of national policy and states there will be an overall limit of one third of the gross floor area of the original dwelling (measured externally) prior to any later extension or alteration, unless the increased floorspace has no overall effect on the existing bulk and appearance of the dwelling.

4.4 In this case the increased floorspace does not exceed the one third limit and therefore is within the parameters set by Policy C13 (LPFR).

- 4.5 The proposed porch would not result in an increase of internal habitable space and would only marginally increase the external footprint of the dwelling. In terms of the existing and proposed single storey extensions, cumulatively, these would result in an 15.61% increase of the original property, and would not result in disproportionate additions over and above the size of the original building.
- 4.6 In summary the proposed development is considered to fall within the exception set out in Para. 149 (c) of the NPPF, and therefore complies with Policy CS02 (LPCS).
- 4.7 All other details in terms of character and appearance, impact on heritage assess, impact on landscape, impact on amenity and parking and highways remain unchanged and as laid out in the final Committee Report.

5. Recommendation

- 5.1 The recommendation to the Planning Committee is as per that set out in the main report (of the 24 January 2022) that the recommendation is for the application to be GRANTED Planning Permission, subject to the following conditions:

Time Limit

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason In pursuance of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Planning Application Form received 1st December 2021;
Drawing No. 321(GA)001 Rev 0 - Existing Location & Block Plans received 1st December 2021;
Drawing No. 321(GA)001B Rev 0 - Proposed Block Plan received 16th December 2021;
Drawing No. 321(GA)002 Rev 0 - Existing Site Plan received 1st December 2021;
Drawing No. 321(GA)003 Rev 1 - Proposed Site Plan received 25th January 2022;
Drawing No. 321(GA)010 Rev 0 - Existing Ground Floor Plan received 1st December 2021;
Drawing No. 321(GA)013 Rev 0 - Existing Roof Plan received 1st December 2021;
Drawing No. 321(GA)015 Rev 0 - Existing South West Elevation received 1st December 2021;
Drawing No. 321(GA)16 Rev 0 - Existing North East Elevation received 1st December 2021;
Drawing No. 321(GA)017 Rev 0 - Existing S.West & N.West Elevation received 1st December 2021;
Drawing No. 321(GA)018 Rev 0 - Existing Sections received 1st December 2021;
Drawing No. 321(GA)020 Rev 1 - Proposed Ground Floor Plan received 25th January 2022;
Drawing No. 321(GA)023 Rev 1 - Proposed Roof Plan received 25th January 2022;
Drawing No. 321(GA)025 Rev 0 - Proposed South West Elevation received 1st December 2021;
Drawing No. 321(GA)026 Rev 1 - Proposed North Elevation received 25th January 2022;
Drawing No. 321(GA)027 Rev 1 - Proposed S.East & N.West Elevation received 25th January 2022;
Drawing No. 321(GA)028 Rev 1 - Proposed Sections received 25th January 2022; and
Design, Access & Heritage Statement received 1st December 2021.

Reason For the avoidance of doubt and in the interests of proper planning.

Materials

3. Notwithstanding the details included on the application form and approved plans the materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing dwelling.

Reason To maintain the character and appearance of the building and to ensure a satisfactory visual relationship between the existing and new development in accordance with adopted Policies CS12, CS19 & CS20 Gravesham Local Plan: Core Strategy (September 2014).

INFORMATIVES:-

DEVIATION FROM APPROVED PLANS

BUILDING REGULATIONS AND PARTY WALL ACT

STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION- TAKING