

Delegated Report

Householder Planning Application

Planning Application No: 20230176

Location: 34 Pitfield Drive Meopham Gravesend Kent

Description: Demolition of existing conservatory and erection of single storey rear extension

Applicant: Mrs Sangha

Site Visit Date: 14 March and 05 April 2023

Submitted Documents/Plans

Householder Planning Application form;
Drawing no. 01 Existing layout, elevations and roof plan;
Drawing no. 02 Proposed layout, elevations and roof plan;
Drawing no. 03 Red line site boundary plan; and
Drawing no. 04 Existing and proposed block plans.

Relevant Planning History

Reference	Description	Decision	Decision Date
19940145	Erection of two storey side extension to form double garage and swimming pool with bedroom and en suite shower room and en suite bathroom at first floor level, conversion of integral garage to study.	Permitted	18.05.1994
19790450	Erection of single storey extension to form enlarged lounge at the side	Permitted	11.07.1979

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)

- TC3 – Development Affecting Conservation Areas
- TC7 – Other Archaeological Sites

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
- 15 – Conserving and Enhancing the Natural Environment
- 16 – Conserving and Enhancing the Historic Environment

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)
- Meopham Green Rural Conservation Area Appraisal (2017)

Consultations, Publicity and Representations

GBC - Conservation Officer

The proposed single storey rear extension has negligible intervisibility with the adjacent conservation area and as a result will cause no harm to its setting. No adverse comments.

KCC - West Kent Public Rights Of Way Officer

Public Rights of Way NS258 lies to the north of the site. The route may be affected by the application, and I therefore enclose a copy of the Public Rights of Way network map showing the definitive line of this path for your information.

It is important to advise the applicants that a public right of way must not be stopped up, diverted, obstructed or the surface disturbed and there must be no encroachment on the current width, at any time now or in future. This includes any building materials or waste generated during any of the construction phases. Please note that no furniture or fixtures may be erected on or across Public Rights of Way without the express consent of the Highways Authority.

Meopham Parish Council

The Planning Authority is asked when considering this application to take into account the fact that the original property has already been sizeably extended albeit some time ago, consider whether the current application meets the requirements of its own Householder Extensions/Alterations Design Guide and take into account the impact of the development on the property on its western boundary.

Neighbouring properties

The application was publicised by a site notice, a press notice and to two neighbouring properties by letter. No representations have been received. The overall consultation date expired on 07 April 2023.

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 application site is located within the Meopham Downs Landscape Character Area (LCA) and adjacent to the Meopham Green Conservation Area. As such, Policies CS12 and CS20 of the Gravesham Local Plan Core Strategy (2014) and Saved Policy TC3 of the Gravesham Local Plan First Review (1994) are relevant. These policies set out that overall landscape character of the Borough will be conserved, restored and enhanced and place a high priority on the preservation, protection and enhancement of conservation areas.

In relation to single storey rear extensions, the Householder Extensions/Alterations Design Guide (2021) sets out that proposals are not normally visible from the street so are usually less visually intrusive than other extensions. It highlights that they should be designed to ensure that the extension does not dominate the original property, they should not rise above the window sill level of any first floor windows, should not be of greater width than the original building and should match existing external materials and fenestration.

The GBC Conservation Officer has raised no objection and states that there would be no harm to the setting of the Meopham Green Conservation Area.

The proposed development would be of a design and materials that would match with the existing building and those in the surrounding area. Although large, the extension would be subservient to the existing building, would not be widely visible and would be broadly in line with the Householder Extensions/Alterations Design Guide (2021). Furthermore, the proposal would not detract from the residential character of the application site or the character or appearance of the conservation area.

Meopham Parish Council have raised concerns that the original property has already been sizeably extended. This is acknowledged and whilst it would be preferable for the dwelling to have remained smaller, previous proposals have been granted planning permission and there are no restrictions on permitted development rights at the application site. Indeed, the current proposal would have been permitted development but for the height of the eaves (above three metres within two metres of the boundary).

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, CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014), Saved Policy TC3 of the Gravesham Local Plan First Review (1994) and the Householder Extensions/Alterations Design Guide SPD (2021).

Amenity of Future Occupiers

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

Neighbouring Amenity

The closest residential properties to the application site are nos. 33 Pitfield Drive and 37 Cricketers Drive (located to the west and north east respectively).

Due to the design of the proposed development, to the screening provided by boundary treatments and to the layout and orientation of the surrounding properties, there would be no adverse overlooking, overshadowing or overbearing impacts to the occupiers of the surroundings dwellings.

No neighbour representations have been received.

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).

Impacts on the Public Right of Way.

The comments of the KCC Public Rights of Way officer are noted. However, as the proposal constitutes an extension to an existing building, that is located at the centre of the application site, it is considered that there would be no adverse impacts to the alignment or to the use of Public Right of Way reference NS258, (which runs along the rear boundary of the application site). Notwithstanding this, any planning permission granted would have an informative attached, which outlines the advice given by KCC in relation to the Public Right of Way.

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

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:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	19th April 2023	Dated:	19 April 2023