



Delegated Report

Householder Planning Application

Planning Application No: 20211206

Location: 4 Lilac Place Meopham Gravesend Kent

Description: Erection of a single storey rear extension.

Applicant: Mr and Mrs Bassington

Site Visit Date: 11th November 2021

Submitted Documents/Plans

- Application Form Received 30/09/2021
- Drawing No: 4121.WD.01 (Site Location Map & Existing/Proposed Block Plans) Received 30/09/2021;
- Drawing No: 4121.WD.03 (Existing Elevations) Received 30/09/2021;
- Drawing No: 4121.WD.02A (Proposed Floor Plans) Received 05/10/2021;
- Drawing No: 4121.WD.04 (Proposed Side Elevations) Received 30/09/2021;
- Drawing No: 4121.WD.05A (Proposed Rear Elevation) Received 30/09/2021;

Relevant Planning History

Reference	Description	Outcome	Decision Date
19910678	Erection of single storey side extension to form bedroom with en-suite shower.	Permitted	05.12.1991
19910403	Erection of single storey side extension to form granny annexe comprising bed sitting room, kitchenette and shower room	Refused	19.08.1991

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

Paragraph 33 of the NPPF (2021) sets out those 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 The review 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 a sufficient land supply exists to

meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Meopham Parish Council

No objections.

KCC Heritage

No comments to make

Neighbouring properties

The application was advertised by way of letter to five surrounding properties. The consultation period expired on 26th October 2021 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of a single storey rear extension, which will project 5m from the rear wall of the original house and span the entire width of the existing house. The extension will be finished with a flat roof, which will have an overall height of approx. 3.1m. The extension will include a window in the eastern elevation as well as bifold doors in the rear elevation and two skylights. The extension will allow for the creation of a kitchen/living area.

Character and Appearance

The application property is a detached bungalow situated in a rural settlement inset from the Greenbelt in the Parish of Meopham. The property is situated on a good sized plot and has some generous frontage which is hard paved for multi vehicle parking. To the rear there is a soft landscaped garden.

The property has previously been extended by way of a single storey side extension. There have also been several extensions to other properties in the road so the principle of extended is not uncharacteristic in the area. The existing proposal seeks to erect a single storey rear extension which will span the entire width of the existing property.

The proposed extension will not be visible from the main streetscape as it is situated to the rear and will be finished with smoother white render to match the existing house. The proposed extension is subordinate to the host dwelling and does not cause harm in the properties character or appearance. Whilst the extension does technically extend past a side elevation of the existing house, it is still in line with the existing side extension and is modest in this respect.

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

Amenity of Future Occupiers

Post development the garden will retain some 239sqm and a depth of approx. 15m which is compliant with the Council's technical standards.

Neighbouring Amenity

The proposal is not likely to affect the property known as 2 Lilac Place as this property is set away from the application site, furthermore there are no windows proposed in the flank elevation facing this property.

The property known as 6 Lilac Place is situated closer to the application property however it is set at an angle facing North West. The proposed extension is not liable to affect light or outlook to this property as the nearest elevation serves a garage. The application property does also have an additional two windows proposed in the eastern elevation and the existing two windows will be repositioned. The windows will serve a bedroom, bathroom and kitchen area.

The application site does have a fencing and some mature shrubs serving as boundary treatment and so it is considered that the neighbours privacy is maintained through the screening provided.

The proposal is considered to adequately safeguard the amenity of adjoining occupiers. In order to further maintain privacy a condition will be imposed to ensure the bathroom window is obscure glazed in perpetuity.

Parking and Highways

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

Any Other Material Planning Considerations

The application site is inset from Green Belt and as such, Policy CS02 of the Gravesham Local Plan Core Strategy September 2014 is relevant. Policy CS02 prioritises development in the urban area as a sustainable location for development. In the rural area it states that development will be supported within rural settlements that are inset from the Green Belt and defined on the Policies Map. Development outside those settlements (which is not the case here), will only be supported where it is compatible with national policies for protecting the Green Belt and policies in the Local Plan Core Strategy.

Impact on the landscape

The application site is located within the Meopham Downs Landscape Character Area.

The proposal would be within the residential curtilage of the dwelling. By virtue of its scale, design and location it is considered that the development doesn't have any detrimental impact on the landscape

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended subject to the imposition of conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
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Signed:		Signed:	<i>R Hart</i>
Dated:	11th November 2021	Dated:	14th November 2021

Gravesham Borough Council