

Delegated Report

Householder Planning Application

Planning Application No: 20230384

Location: Copperfields, David Street Meopham Gravesend

Description: Demolition of existing rear extension and erection of new rear extension within existing footprint.

Applicant: Mr Dan Seex

Site Visit Date: 3 May 2023

Submitted Documents/Plans

Application form;
Drawing no. SP-01 PL2 (site location plan);
Drawing no. SP-02 PL2 (existing site plan);
Drawing no. SP-03 PL2 (proposed site plan);
Drawing no. EX-01 PL1 (existing ground floor plan);
Drawing no. EX-02 PL1 (existing first floor plan);
Drawing no. EX-03 PL2 (existing elevations);
Drawing no. GA-01 PL1 (proposed ground floor plan);
Drawing no. GA-02 PL1 (proposed first floor plan); and
Drawing no. GA-02 PL1 (proposed elevations).

Relevant Planning History

20060904	Application for a Lawful Development Certificate in respect of the retention of the existing sheds.	Certificate refused	19.12.2007
20030950	Construction of a pitched roof over existing flat roof on side extension.	Permitted	22.12.2003
19760137	Erection of a single storey extension at rear for leisure room and toilet	Permitted	18.03.1976
19750395	Erection of a single storey extension at rear for conservatory covered terrace garage store and workshop	Permitted	19.08.1975

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
- C13 – Extensions to Dwellings in the Countryside

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 13 – Protecting Green Belt land

Supplementary Planning Guidance

- SPG2 – Residential Layout Guidelines (2020).
- SPG4 – KCC Parking Standards (2006).
- Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – nationally described space standard (2015);
- Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Meopham Parish Council

Meopham Parish Council raises no objection to this planning application providing it meets the requirements of GBC's Householder Extensions/Alterations Design Guide.

Neighbouring properties

The application was advertised by site notice and individual letter to one neighbouring dwelling. No letters of representation have been received. The overall consultation period expired on 26 May 2023.

Officer's Analysis

Proposal

This application seeks planning permission for the demolition of the existing conservatory and its replacement with a single storey rear extension with rooflights. The footprint of the proposed extension will be the same as the existing conservatory. The roof will be pitched and its highest point will be approx. 0.55m higher than the existing.

Principle of Development

The application site is located in the Green Belt. Para. 147 of the National Planning Policy Framework 2021 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Green Belt:

Para. 137 states 'The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Para. 147 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Para. 149 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this include:

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

The original building appears to have been extended already by virtue of a conservatory to the rear and a large annexe that was once a workshop. These are single storey and amount to approx. 99sqm. The total original floor area (measured externally) is approx. 157sqm. The extensions to the property therefore amount to approx. 64% over and above the original building.

Policy CS13 states that 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 floor space has no overall effect on the existing bulk and appearance of the dwelling.

Para. 149 (c) of the NPPF refers to disproportionate additions over and above the size of the original building.

The dwelling has already been extended to over 1/3 larger than the original property and therefore any further additions would be considered disproportionate. Given that the proposed extension replaces an existing conservatory there will be no addition to the existing situation. Therefore the proposal accords with policy C13 of the Gravesham Local Plan 1994, policy CS02 of the Gravesham Core Strategy 2014 and para. 149 of the National Planning Policy Framework 2021.

Openness

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

The proposed extension will not add anything to the footprint of the building however it will be approx. 0.55m higher. Due to this relatively small change and the sloping roof, along with its position to the rear sitting between the existing rear annexe, (which was once the workshop) there will be a minimal impact on openness and no objection is raised.

Design, Character and Appearance

The application site is located within the Green Belt and the Harvel Wooded Downs Landscape Character Area. It is also within a biodiversity opportunity area and archaeological notification area.

The site is a two storey detached dwelling that has a large single storey side extension and a single storey rear extension.

The surrounding area is characterised by a mix of dwelling types most of which are detached and located on sizable plots.

In terms of design, the proposed extension will appear simple and modern. It will not be readily visible from outside of the site or from the landscape character area beyond. In terms of scale and proportion, it will not be dominant and therefore accords with policies CS12 and CS19 of the Gravesham Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

Amenity of Future Occupiers

The proposed extension will leave ample garden space to remain and therefore will have no detrimental impact to future occupiers.

Neighbouring Amenity

The proposed extension will not be readily visible from neighbouring properties and therefore will have no detrimental impact in terms of loss of outlook, privacy, sunlight or daylight.

The proposed extension therefore accords with policy CS19 of the Gravesham Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021 with regards to amenity.

Highways & Parking

The proposal will not result in any changes to the parking layout or number of bedrooms and therefore no concerns are raised with regards to parking and highway safety.

Conclusion & Recommendation

The proposed extension will have no detrimental impact on the openness of the Green Belt, landscape character, appearance, amenities, parking or highway safety and therefore accords with the above mentioned policies and is recommended for approval.

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

Case Officer:	Mrs Alison Webster	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	12th June 2023	Dated:	15 June 2023