



Delegated Report

Householder Planning Application

Application No:	20230283
Location:	1 Meadfield Road, Meopham, Gravesend, Kent, DA13 0PR
Description:	Erection of a single storey side extension.
Applicant:	Mr Michael York
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

- Application Form - dated 22/03/2023;
- Drawing no. D01 - Site Location and Existing and Proposed Block Plans;
- Drawing no. D02 - Existing Floor Plans;
- Drawing no. D03 - Proposed Floor Plans;
- Drawing no. D04 - Existing Elevations;
- Drawing no. D05 - Proposed Elevations;
- Drawing no. D06 - Proposed Section A-A.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220364	Erection of no.2 bedroom end of terrace house, including formation of new access.	REFUSED	20.07.2022
20170698	Retention of infilling to the front porch canopy.	PERMITTED	17.08.2017

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

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

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)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Internal Consultees

Local Ward Councillors - No comment received.

External Consultees

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

Neighbouring properties

Six surrounding properties were consulted and no representations were received. The consultation period expired 19th April 2023.

Officer's Analysis

1 Meadfield Road is an end of terrace property located on the northern side of the highway close to the junction with Wrotham Road. The property is set-back from the highway and has a detached garage located on Cheyne Walk. It is on a relatively generous plot compared to other nearby properties, with a side garden area fronting Wrotham Road.

The curtilage of the property has been annotated onto a google maps satellite image. The property has close board fencing along the boundary and has a lawn frontage. There is a G&M Motors garage adjoining to the rear.

The surrounding area is characterised by a mixture of two storey terraced properties, which are uniform in terms of design, scale and form, and two storey detached properties of varied design, scale and form.



Proposed Development

This application proposes the erection of a single storey side extension. The extension would have a

pitched roof with a gable end, and have the following dimensions:

- Depth - 7.9m
- Width - 4m
- Height (max) - 4.58m
- Height (eave) - 2.57m



The extension would be constructed using matching materials and would create space for a new bedroom and playroom.

Design, Character and Appearance

Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (2014) states that new development will be visually attractive and locally distinctive, should conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2021) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Gravesham's Design Guidance SPD (2021) sets out key design principles for extensions, which should reflect and respect the original character of the property and respond to its features and should be subservient and subordinate. The SPD continues to address single storey side extensions, stating that care should be taken to ensure they appear subservient and are set-back from the front building line, are no greater than half the width of the original building and incorporate roof designs to reflect the main property.

The extension is not excessive in height, is subservient and set-back from the front building line. However it does exceed half the width of the original dwellinghouse, at 4m, which is contrary to the householder design SPD. While this is the case, the extension is not considered to dominate the dwelling nor the side garden, with 3m retained to the flank boundary. As such it is considered acceptable design and will be finished in matching materials to the main dwelling and although visible from public vantage point would not have a detrimental impact on the character of the property or the street scene.

The extension will be constructed using matching materials and will have no impact on the street scene. As such, the proposed extension is considered to be acceptable in design terms and in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Amenity of Future Occupiers

The development is not considered to have any detrimental impact on the amenity of future occupiers. The garden area, post-development, will have an area of 179m² and a maximum depth of 12m, which comply with Gravesham's Residential Layout Guidelines (RLG) (2020). The proposed bedroom being created is 13m² which is satisfactory. While it is unusual to have a ground floor bedroom in this location, it is personal preference and is not considered to affect future amenity. Therefore, the extension proposed safeguards the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Neighbouring Amenity

The development will not impact on the amenity of neighbouring properties in terms of loss of light, loss of privacy, overshadowing, outlook or sense of enclosure. No neighbour representations have been received. As such, the proposed extension is considered to safeguard the amenity of surrounding properties in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Parking and Highways

There are no parking or highway issues related to this proposal. The extension would not impact on the existing parking provision or the garage at the rear.

Any Other Material Planning Considerations

Impact on the Landscape - The site is located within the Meopham Downs Landscape Character Area. This area is characterised by gently undulating topography with a mix of arable and pasture farmland, three large settlements located along the A227 and traditional architecture surrounding village greens providing local vernacular.

Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

The development is not considered to result in any harm to the Meopham Downs Landscape Character Area, by virtue of the properties location within the rural settlement and the small scale of the extension.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy.

The extension proposed is proportionate to the main dwelling, will be finished in matching materials and will have no impact on the character of the street scene. Furthermore, the development will safeguard the amenity of future occupiers and neighbouring properties, have no impact on parking or highways and will protect the character of the landscape.

Therefore it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	12 th May 2023	Dated:	16 May 2023