

Delegated Report

Householder Planning Application

Planning Application No: 20230598

Location: 2 Cedar Close Meopham Gravesend Kent

Description: Erection of a double storey rear extension.

Applicant: Mrs Mindy Barrett

Site Visit Date: 15 August 2023

Submitted Documents/Plans

- Application form;
- Drawing no. 1 of 4 – Existing Elevations and Floor Plans.
- Drawing no. 2 of 5 – Proposed Elevations Revision Date 18.08.23;
- Drawing no. 4 of 5 – Proposed First Floor Plan Revision Date 18.08.23;
- Drawing no. 3 of 5 – Proposed Ground Floor Plan Revision Date 18.08.23;
- Drawing no. 5 of 5 – Existing & Proposed Block Plan Revision Date 18.08.23; and
- Site Location Plan.

Revised plans have been received as the extension was originally shown encroaching onto the neighbouring property in terms of the built form of the extension itself and also the guttering but it has now been moved in and is now shown to be solely on no.2's land. The application form has also been revised as certificate A has now been signed instead of certificate B.

Superseded drawings & documents

~~Application form;~~

~~Drawing no. 5 of 5 – Existing & Proposed Block Plan~~

~~Drawing no. 2 of 5 – Proposed Elevations~~

~~Drawing no. 4 of 5 – Proposed First Floor Plan~~

~~Drawing no. 3 of 5 – Proposed Ground Floor Plan~~

~~Site Location Plan.~~

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- TC7 – Other Archaeological Sites

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-designed Places
- Section 15 – Conserving and enhancing the natural 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);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

KCC Heritage

The site lies within an area of multi-period archaeological potential. However, I consider it unlikely that these proposals, immediately adjacent to the existing dwelling, would have a significant below-ground archaeological impact and have no further comments to make in this case.

Meopham Parish Council

Meopham Parish Council objects to this planning application as it doesn't comply with Gravesham Borough Council's Householder Extensions-Alterations-Design-Guide in respect of two storey and first floor rear extensions.

GBC Highways Officer

I cannot see any highway implications; the number of bedrooms is a constant, and so car/cycle parking requirements do not change.

Any alterations to the driveway will have to be constructed in a bound permeable material and any works to extend the crossover would require Kent County Council approval.

Under such circumstances I do not believe planning permission would be required as it is permitted development. A non-permeable material would require planning permission and would be recommended for refusal as it would not comply with Building Regulations due to the need to provide soakaways.

Neighbouring properties

3 surrounding properties were consulted – overall consultation expiry date was 03.07.2023 – two responses received the comments of which can be summarised as follows:

- In principle they are supportive of no. 2 building the extension but they would not want any of the extension to overhang their land and would want the extension to unduly block light or the view from their bedroom window (Officer note - right to a view is not a material planning consideration);
- States there are no trees near the property that could fall on the building but there are two trees that could;
- Does not say on the plans how high the extension will be, it looks to be higher than 3m which seems excessive and will be very imposing (Officer note – the plans are to scale therefore can be measured to find out how high the extension is 6m); and
- Concerned at access to the property and noise during construction work affecting them (Office note- construction noise and rights of access during is not a material planning consideration).

Officer's Analysis

The application site consists of a two storey mid-terrace dwelling situated on the southern side of Cedar Close. The property has a front porch, conservatory at the rear and the front garden is part laid to lawn and part hard paved for the parking of a car. The site is located in the Rural Settlement Inset From Green Belt of Meopham Hook Green, the Meopham Downs Landscape Character Area and in an Area of Archaeological Potential.

The principle considerations in the assessment of this application are:

- Principle of Development;
- Design, Character and Appearance;
- Landscape Character;
- Amenity of Occupiers;
- Neighbouring Amenity; and
- Parking and Highway Safety.

Principle of Development

Policy CS02 (LPCS) states that in the rural area, development will be supported within those Rural Settlements Inset from the Green Belt and defined in the Policies Map. This is a proposal for an extension to an existing dwelling in the Rural Settlement Inset from the Green Belt of Meopham Hook Green and as such the proposed development is acceptable in terms of principle. The proposal would also need to meet all of the other principle considerations as discussed below.

Design, Character and Appearance

Policy CS19 (LPCS) 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 existing conservatory would be removed and the proposed part two storey part single storey rear extension is proposed. The single storey element would be 3m in depth, 5.73m in width (it is set in 170mm

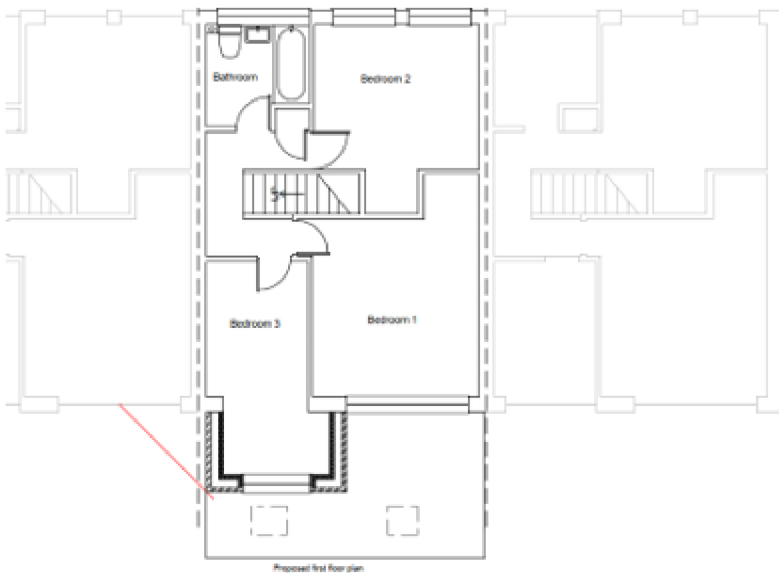
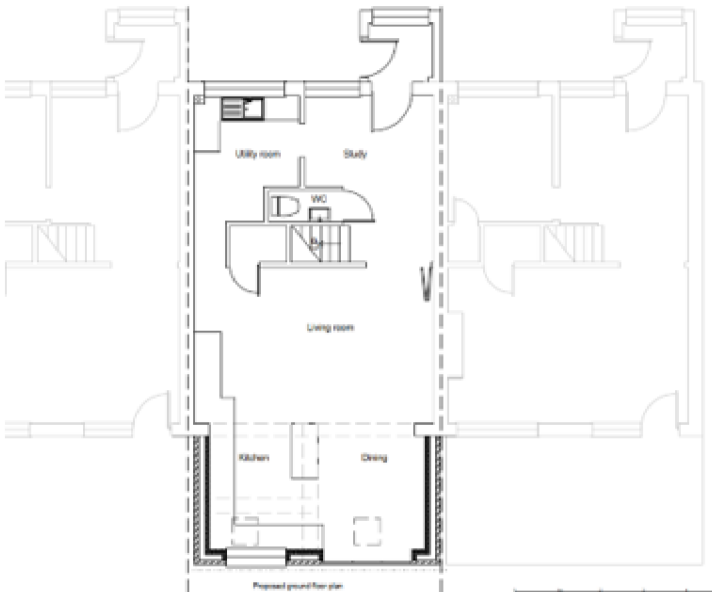
in from the western boundary) and 3m in height to the top of the flat roof. The first element would be 1.65m in depth, 2.8m in width and 6m in height from ground level to the top of the pitched roof of the extension. The extension would have a window and sliding doors at ground floor level in the rear elevation which would serve a kitchen and dining area and a window at first floor level in the rear elevation which would serve an extended bedroom 3.

The existing and proposed rear and side elevations are shown below:

Existing floor plans and elevations



Proposed floor plans and elevations



The Council's Householder Extensions/Alterations Design Guide (2021) states that proposals for two storey or first floor rear extensions should ensure the following in terms of design:

- Depth: The extension does not dominate the original property. This can cause the site to appear overdeveloped, and cause long dark internal spaces to be formed. Extensions to extensions will generally not be supported.
- Height: two storey extensions can have very significant impact on neighbouring amenity, so should generally not be built up to site boundaries with neighbouring gardens / properties.

- Width: Extensions should not be of greater width than the original building.
- Design: Taller extensions are of greater visibility, and should incorporate roof designs to reflect, tie in with and not overwhelm the main property's roof. Patterns and proportions of windows should reflect the host building and local character.
- Materials: Using matching external materials and window / door frames is especially relevant for two storey extensions.

The proposed part two, part single storey rear extension would be of modest depth, width and height at both ground and first floor levels. The depth would be very modest as it would be only 3m at ground floor and 1.65m at first floor level. The width at ground floor would be almost the whole width of the dwelling but this is acceptable at ground floor level and it would be set in slightly from the western boundary. The width at first floor level would be modest being only 2.8m and therefore extending over only half of the rear elevation of the property. The height of the single storey element at 3m is modest and the flat roof is acceptable given it is at ground floor level. The two storey part of the extension would also be of modest height as the eaves would be in line with the eaves of the host dwelling. The ridgeline of the roof would be set well down from the ridgeline of the main roof and the pitched roof is very sympathetic to the pitched roof of the host dwelling. The extension is extremely subservient and in keeping with the scale and character of the host dwelling. As such it meets the requirements of the Council's Householder Extensions/Alterations Design Guide (2021) and in respect of design, character and appearance the proposal would be compliant with Policy CS19 (LPCS) and section 12 of the NPPF (2023).

Landscape Character

The proposal is for an extension to an existing property which is located in the built up Rural Settlement Inset from the Green Belt of Meopham Hook Green. The proposed development would increase the size of the property at the rear of the dwelling. However, it is a subservient extension to the dwelling which would be in keeping with its scale and character and would not result in an increased prominence of the existing site in respect of the overall wider landscape. As such in respect of landscape character, the proposal is compliant with Policies CS12 and CS19 (LPCS) and in line with paragraph 174 of the NPPF (2023).

Amenity of Occupiers

The proposal would not increase the amount of bedrooms at the property which would remain a 3 bedroom property, it would just increase the size of existing bedroom 3.

Existing garden – 84.3 sq. m in area and 16m rear garden depth

Proposed garden - 77.2 sq. m in area and 13m rear garden depth

SPG2 (2020) states that for a property with 3 bedrooms the minimum garden area is 60 sq. m and the minimum rear garden depth is 10m. The garden at the application property after the extension is constructed would therefore still achieve the minimum standards.

The extended bedroom 3 would be increased from 5.72 sq. m to 9.1 sq. m. The Technical Housing Standards (THS, 2015) states that the minimum size for a single bedroom is 7.5 sq. m. The proposal means bedroom 3 would therefore meet the minimum standard for a single bedroom which is a positive.

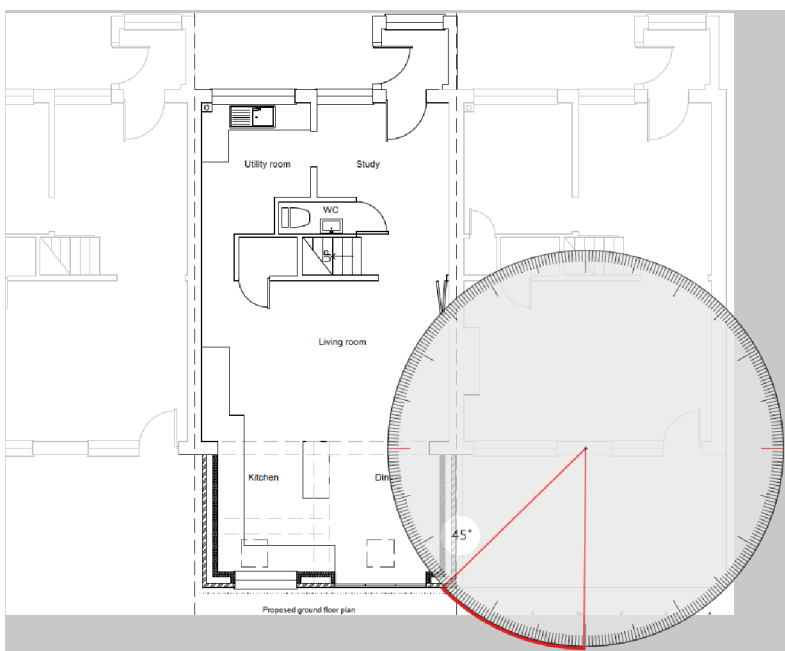
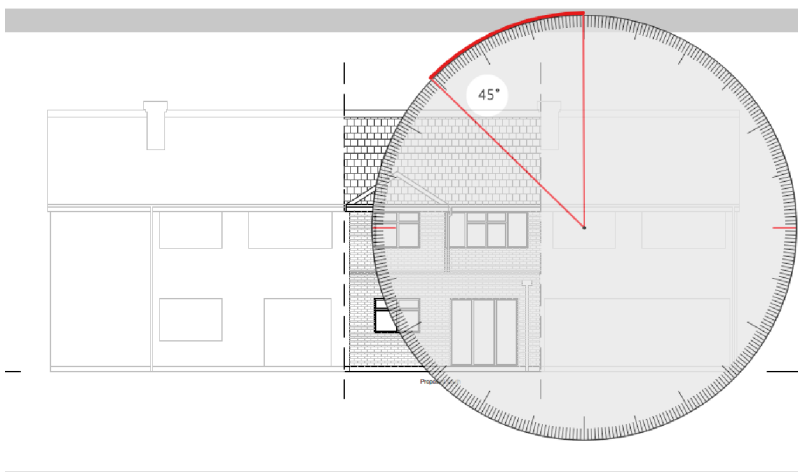
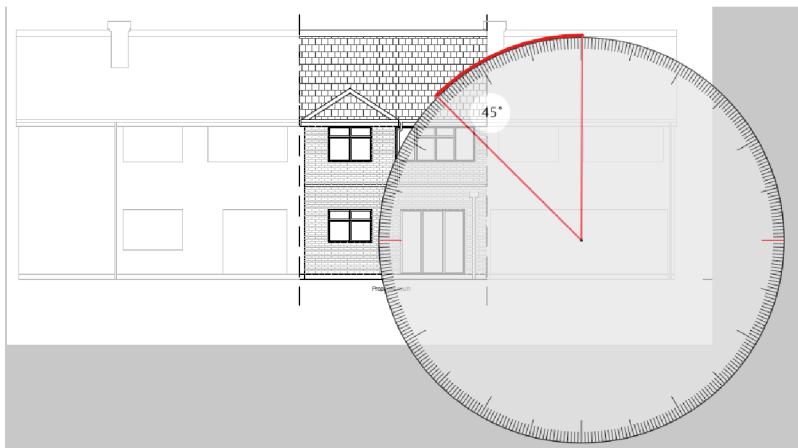
In respect of the amenity of occupiers the proposal is therefore considered compliant with Policy CS19 (LPCS).

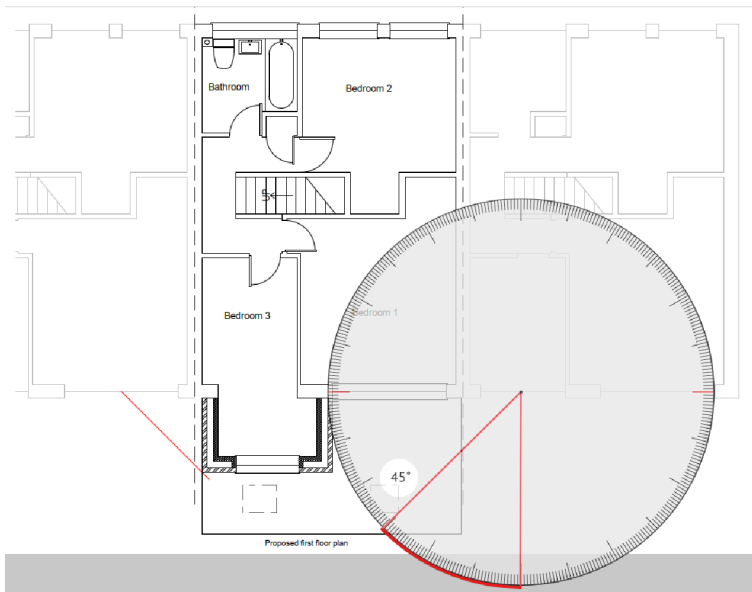
Neighbouring Amenity

No. 1 Cedar Close

This property is to the east of the application dwelling and has a single storey rear extension which has glazed doors across the whole of the rear elevation. The nearest opening at first floor level appears to

serve a bedroom. The 45 degree tests have been carried out on both elevation and plan from the centre of the nearest openings at both ground and first floor levels on the rear of no. 1 as seen below:

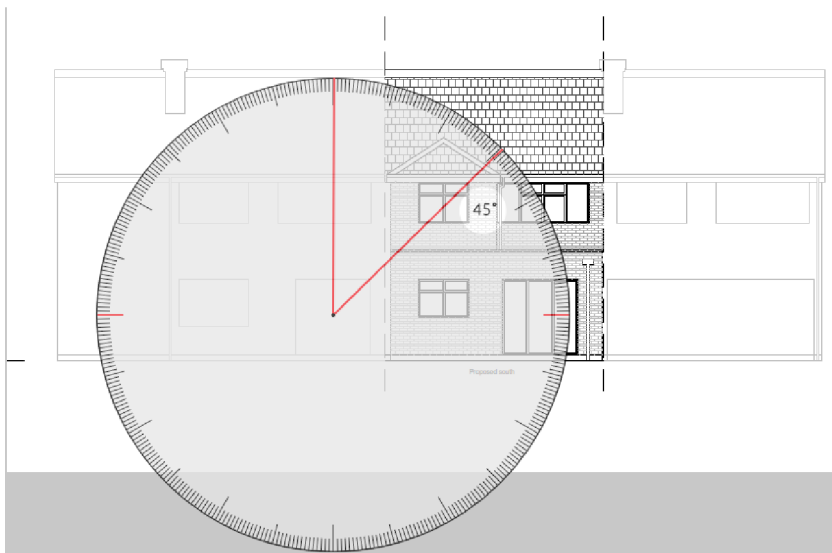


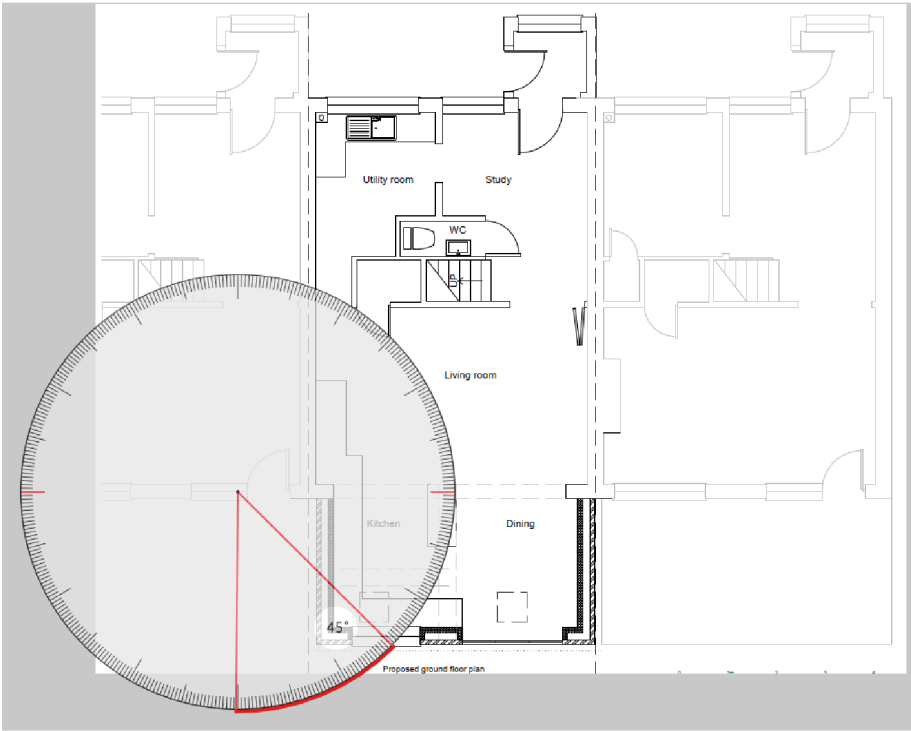
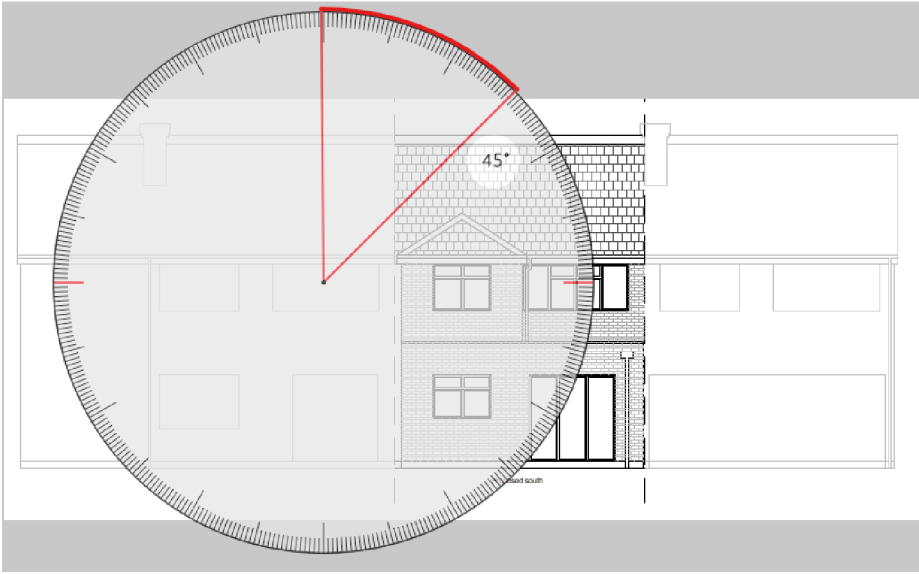


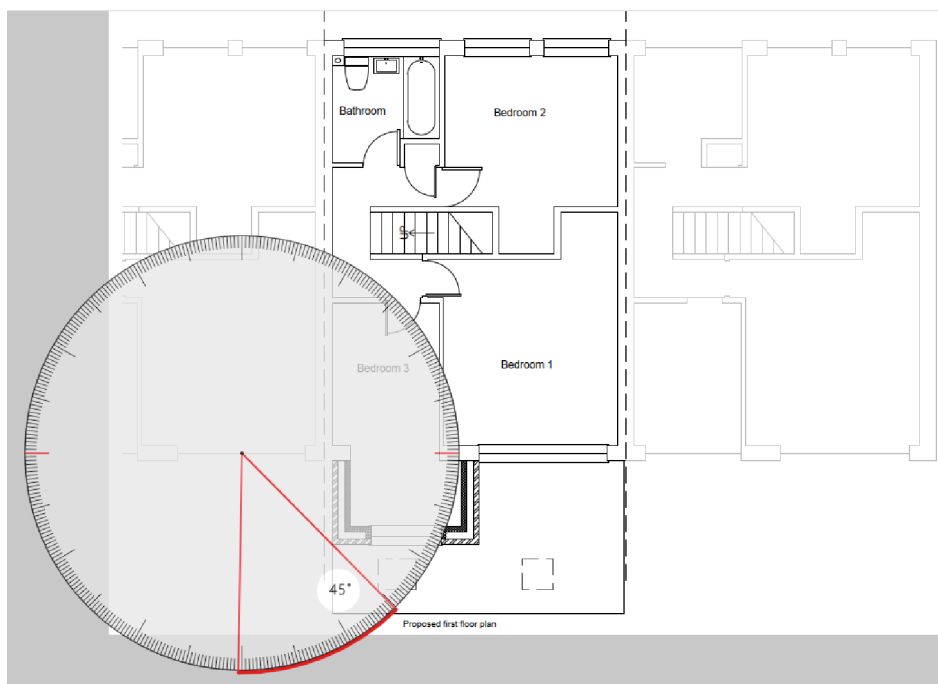
As can be seen the proposed part two storey, part single storey rear extension would not project beyond the 45 degree line on both plan **and** elevation from either the nearest ground or first floor level openings on the rear of no. 1 Cedar Close, therefore denoting there would be no overshadowing or loss of light caused to those openings. There are no windows proposed in the east flank elevation of the extension therefore no overlooking either. It is therefore considered the proposed extension would not harm the amenity or privacy of existing or future occupiers of no. 1 Cedar Close.

No. 3 Cedar Close

This property is to the west of the application property, it has no rear extensions and the nearest opening at ground floor is a set of sliding doors which appears to serve a living room/dining room and at first floor there is a window which appears to serve a bedroom. The 45 degree tests have been carried out on both elevation and plan from the centre of the nearest openings at both ground and first floor levels on the rear of no. 3 as seen below:







As can be seen the proposed part two storey, part single storey rear extension would not project beyond the 45 degree line on both plan **and** elevation from either the nearest ground or first floor level openings on the rear of no. 3 Cedar Close, therefore denoting there would be no overshadowing or loss of light caused to those openings. There are no windows proposed in the west flank elevation of the extension therefore no overlooking either. It is therefore considered the proposed extension would not harm the amenity or privacy of existing or future occupiers of no. 3 Cedar Close.

In respect of existing and proposed neighbouring amenity the proposal is therefore considered compliant with Policy CS19 (LPCS).

Parking and Highway Safety

The proposal would not increase the existing number of bedrooms at the property or alter the existing parking provision, therefore no impact on parking or highway safety. In respect of these matters the proposal is therefore considered compliant with Policy CS11 and saved Policy P3 (LPCS).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal would be acceptable in respect of design, character and appearance, landscape character, amenity of occupiers, neighbouring amenity and parking and highway safety and is compliant with local and national planning on this regard.

Recommendation: Permission

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

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
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Signed:		Signed:	
Dated:	14th September 2023	Dated:	15 September 2023