



Delegated Report

Householder Planning Application

Planning Application No: 20220928

Location: Graveney Lodge Wrotham Road Meopham Gravesend

Description: Construction of new double garage incorporating installation of photovoltaic panels and electric vehicle charging points.

Applicant: Mr & Mrs Winstone

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 30/08/2022;
Supplementary Information – Cover Letter Dated 19/08/2022
Drawing no: 21/0529/25 (OS Plan);
Drawing no: 21/0529/26 (Block Plan – Proposed);
Drawing no: 21/0529/27 (Part Site Plan – Proposed);
Drawing no: 21/0529/28 (Garage Plan – Existing);
Drawing no: 21/0529/29 (Garage Plan – Proposed); and
Drawing no: 21/0529/30 (Plans, Elevations and Section – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20220522	Application for approval of conditions 3, 4 and 8 attached to planning permission reference number 20220265 relating to details of (3) External facing materials, (4) Hard and soft landscaping and (8) Residential waste arrangements.	ADET	04.07.2022
20220265	Application for a minor material amendment to planning permission reference no 20201100 for the erection of a single storey dwelling house; to replace drawing numbered 2160.04A (Proposed Floor Plan) with drawing numbered 21/0529/14A (Proposed Ground Floor Plan - Option 2); and the following drawing numbered 21/0529/13A (Proposed Basement Plan - Option 2); Addendum to Arboricultural Impact Assessment and Method Statement (ref-CAS/2021/127).	PER	05.05.2022
20201100	Erection of a single storey dwelling house.	PER	25.08.2021
20170632	Erection of a two storey 5no. bedroom dwelling with associated access drive and car parking.	APPNON	25.06.2018
19900732	Outline application for erection of a dwelling, construction of access drive and alteration to a vehicular access onto a classified road.	Refused	22.02.1991

19890310	Outline application for erection of 2no. detached dwellings construction of access drive & formation of vehicular access onto a classified road	Refused	23.06.1989
19880041	Outline application for erection of 3 no detached dwellings, construction of access drive and formation of vehicular access onto a classified road.	Refused	06.04.1988
19860814	Retention of additional vehicular access and widening of existing vehicular access	Refused	14.01.1987
19860714	Outline application for the erection of two houses with garages	Refused	10.11.1986

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)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

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

GBC Highways

I have no objections to this proposal, as there is adequate on-site parking provision. In terms of the garage size, this is below the preferred dimensions for a double garage.

SPG4 gives the preferred size of a garage as 5.5 metres long by 6 metres wide, with a minimum width of 5.4 metres; here the internal width is some 5.8 metres, which is less than ideal but practicable, particularly as storage is provided outside of the parking area.

Meopham Parish Council

No objections

Neighbouring properties

15 surrounding properties were consulted and no representations were received. The consultation period ended on 30th September 2022.

Officer's Analysis

Design, Character and Appearance

Graveney Lodge is a two-storey detached dwellinghouse located on the Eastern side of the highway. The frontage of the property is part hardstanding for off road parking with access to a side garage, set well back from the front of the property. The property has an 'L' shaped footprint, towards the rear of which a one storey new dwelling has been permitted under application reference 20201100.



The application proposes the construction of a new double garage incorporating installation of photovoltaic panels and electric vehicle charging points to serve the new dwelling and alterations to the existing garage serving Graveney Lodge. The proposed garage will be located behind the rear garden of the existing dwelling, Graveney Lodge. The garage will have a pitched roof and will include a storage and shed area. The building will be set-in from the neighbouring boundaries by 0.6m. The dimensions of the garage are listed below:

- Depth – 8.08m
- Width – 6m
- Height (max) – 3.68m
- Height (eave) – 2.35m

The building will be constructed using brick and cladding with a tiled roof. There will be two Upvc windows and a door to the flank elevation and a steel roller shutter garage door. The proposed building will sit adjacent to an existing garage serving the existing dwelling house. Both garages will be finished with materials to match.

The application for the construction of the double garage proposes the installation of photovoltaic panels to the roof to provide electricity for the proposed electric vehicle charging point and other electrical services. The panels will be located to both the East and West roof slopes and protrude 0.09m perpendicularly from the roof slope. The building is set well back from the highway and the photovoltaic panels will not be visible from a public vantage point.

Overall, the double garage incorporating installation of photovoltaic panels and electric vehicle charging points is not excessive in size or bulk, is constructed using appropriate materials and is not visible from any public vantage point. Therefore, the outbuilding is considered acceptable in terms of design and accords with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the NPPF (2021).

Amenity of Future Occupiers

The proposal will safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS). The garden size for the proposed single storey dwelling, post-development, will have a depth of over 10m and an area over of 100m² which complies with Gravesham's Residential Layout Guidelines (RLG) (2020) for a three-bedroom dwellinghouse.

The proposal is considered to be in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Neighbouring Amenity

Graveney Lodge and the permitted bungalow are detached properties which benefit from a large curtilage. The dwellings are set well back from one another and also from neighbouring properties. Therefore, the proposal will not cause material harm to the amenity of any neighbouring properties in terms of outlook, privacy or sense of enclosure.

The outbuilding will not provide any primary living accommodation and will be conditioned to remain that way.

Therefore, the development is not considered to have any detrimental impact on the amenity of neighbouring properties and is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Parking and Highways

There are no parking or highways issues related to this application.

Any Other Material Planning Considerations

Landscape Character Area

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 double garage incorporating installation of photovoltaic panels and electric vehicle charging points is not considered to impact on the Meopham Downs Landscape Character Area as it is within a relatively well-developed part of the landscape.

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The proposed development is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. The development will safeguard the amenity of future occupiers and will have not harm the amenity of any neighbouring properties. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	18th October 2022	Dated:	20th October 2022