



Delegated Report

Householder Planning Application

Planning Application No: 20241085

Location: Westside Wrotham Road Meopham Gravesend

Description: Demolition of an existing garden store and erection of an ancillary garden building, and associated hard and soft landscaping.

Applicant: Mr and Mrs S. Phagura

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Covering Letter;
Drawing No. 1000 – Location Plan;
Drawing No. 1001 – Existing Site Block Plan;
Drawing No. 1101A – Proposed Site Block Plan (Existing Dwelling);
Drawing No. 1101B – Proposed Site Block Plan (Replacement Dwelling); and
Drawing No. 1140 – Proposed Garden Building Plan and Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240775	Demolition of the existing two-storey three-bedroom dwelling and the erection of a two-storey four-bedroom detached self-build dwelling, associated hard and soft landscaping, and car parking.	Permission	22.11.2024
20230351	Demolition of the existing two-storey three-bedroom dwelling and the erection of a two-storey four-bedroom detached dwelling with roof storage, and associated hard and soft landscaping, and car parking	Refused Appeal Dismissed	09.06.2023 10.04.2024
20221085	Demolition of existing two-storey three-bedroom dwelling and erection of two-storey with roof accommodation five-bedroom detached dwelling and associated ancillary garden building, hard and soft landscaping, and associated car parking	Refused	05.12.2022
20180279	Erection of ground floor rear extension.	Approved	12.07.2018
20070928	Erection of a detached three bedroom bungalow.	Refused	07.12.2007
19800486	Details pursuant to GR 79 348 for the erection of a two storey dwelling with garage	Approved	08.07.1980
19790348	Outline application for the erection of a dwelling house with garage	Approved	22.05.1979

Development Plan

Gravesham Local Plan Core Strategy (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 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving 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);
- Design for Gravesham – Design Code (2024); and
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

Meopham Parish Council – No comments received.

Neighbouring properties

Seventeen surrounding properties were consulted with an overall expiry date of 30th December 2024. No comments have been received.

Officer's Analysis

Design, Character and Appearance

The application proposes the demolition of an existing garden store and erection of an ancillary garden building, and associated hard and soft landscaping. The outbuilding will have a flat roof and be used as an office, gym and store. It would be set-in from the rear boundary by 0.37m at the closest, widening to 1.67m and from the side boundaries by a minimum of 1.6m. The dimensions of the outbuilding are listed below:

- Depth – 5.11m
- Width – 11.75m (not including the decking and canopy)
- Height – 3.14m (at the front – decreasing to 2.94m at the rear)

The outbuilding will be timber clad with grey EPDM flat roof. There will be a grey window and bi-fold doors to the front elevation.

Overall, the outbuilding is not excessive in size or bulk within its context, and would be constructed using appropriate materials and is not highly visible from any public vantage point. The property benefits from a large garden and it is not considered that the proposed outbuilding would have a dominant appearance.

The proposed soft landscaping would implement native species and the hard landscaping is limited to a footpath from the patio to the rear of the property to the outbuilding. To the front, soft landscaping would bound the property to the footpath with additional planting to soften the impact of the parking area.

It is important to note that an almost identically sized outbuilding was refused planning permission under reference 20221085. This was based on the outbuilding being used as a self-contained two bedroom unit. The use of the outbuilding has been amended to be a gym, office and store, with shower room and bathroom. While the outbuilding is capable of becoming self contained, the proposal must be taken at face value, as any alternative use of the outbuilding (as a dwelling for example) would require planning permission in its own right and would be assessed accordingly. This view follows the decision of appeal reference APP/K2230/D/23/3324637.

As such, the outbuilding and proposed soft and hard landscaping 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 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

The garden size, post-development of the proposed outbuilding, will have a minimum depth of 26.8m and an approximate area of 426.73m² which complies with Gravesham's Residential Layout Guidelines (RLG) (2020).

As such the proposal is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Neighbouring Amenity

The proposal will not cause material harm to the amenity of any adjoining 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 application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

No neighbour representations have been received.

Any Other Material Planning Considerations

Landscape Character Assessment

Section 15 of the NPPF highlights the importance of conserving and enhancing the natural environment, one aspect of which is the protection and enhancement of valued landscapes. Policy CS12 (LPCS) seeks

to protect the Green infrastructure within the Borough and states that the overall landscape character and valued landscapes will be conserved, restored and enhanced and the greatest weight will be given to the conservation and enhancement of the landscape and natural beauty of the Kent Downs AONB and its setting.

The application site is located within the Meopham Downs Landscape Character Area. The topography is gently undulating with clear views across the immediate landscape and occasional wider views from the main road towards the residential settlements of Istead Rise and New Barn. The dominant land use is agricultural, with a mixture of grazed pasture and arable use. Small clumps of woodland neglected orchards and commercial horticulture exist in parts. There is a presence of horse related activity scattered throughout the landscape.

Due to the nature of this proposal there will be no direct impact on the landscape character area. As such the proposal would accord with Policy CS12 (LPCS) and Section 15 of the NPPF (2024).

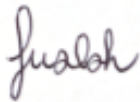
Conclusion

The application is in accordance with local and national planning policy. It is not excessive in size or bulk, will be constructed using appropriate materials and will not impact on the amenity of future occupiers or neighbouring properties. As such it is recommended that the proposal is permitted subject to conditions.

Recommendation

Permission

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

Case Officer:	Ms Amanda Cue	Team Leader:	Mrs Faye Walsh
Signed:	<i>A Cue</i>	Signed:	
Dated:	22 nd January 2025	Dated:	23 January 2025