



Delegated Report

Householder Planning Application

Planning Application No: 20230279

Location: Land Adjacent And To The Rear Of Norwood Farm House Norwood Lane
Meopham

Description: Erection of a three-bedroom bungalow with associated landscaping.

Applicant: Mr B Kirrage, C/o DHA Planning

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Planning Statement;
Drawing No. 2268 – 01 – Location Plan;
Drawing No. 2268 – 02 – Existing Block Plan;
Drawing No. 2268 – 03 – Proposed Site Plan;
Drawing No. 2638 – 04 – Proposed Floor Plan;
Drawing No. 2268 – 05 – Proposed Roof Plan;
Drawing No. 2268 – 06 – Proposed Dwelling;
Drawing No. 2268 – 07 – Proposed Elevations; and
Drawing No. 2268 – 08 – Proposed Block Plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
20221361	Erection of a three-bedroom bungalow with a two-car garage and associated landscaping.	Refused	28.02.2023
20200206	Erection of 1x detached dwelling house with associated access parking and amenity space	Permission	05.06.2020
20050297	Outline application for the erection of a detached one and a half storey dwelling.	Refused Appeal Dismissed	01.06.2005 28.06.2006
20040860	Outline application for the erection of a detached dwelling.	Withdrawn	17.01.2005
19930525	Variation of condition (iii) granted permission under GR/90/885 for alteration of vehicular access and re-alignment of drive.	Refused	15.11.1993
19910190	Outline application for the erection of a detached house and detached double garage in the rear garden.	Refused Appeal Dismissed	10.06.1991 18.09.1992
19900885	Erection of detached double garage at the rear.	Permission	19.07.1991
19840891	Application for Listed Building Consent for erection of a conservatory and porch at the rear and erection of fence	Permission	19.07.1985

	and gates at the side		
19840980	Erection of a single storey building at rear to form garaging for 4 no cars with garden store erection of porch and conservatory at the rear erection of new fence and gates at the side	Permission	19.07.1985
19820274	Application for Listed Building Consent for internal alterations and for the construction of two dormers in rear roof slope including the reforming of lower part of rear roof and the raising of the norwood farmhouse rear walls to provide two bathrooms	Permission	30.06.1982

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS14 – Housing Type and Size
- CS15 – Housing Density
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- TC2 – Listed Buildings

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.

The Council has a statutory requirement under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering whether to grant listed building consent for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 the Council has a statutory duty in considering whether to grant planning permission for development which affects a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 4 – Decision Making
- 11 – Making effective use of land
- 12 – Achieving sustainable development and well-designed places
- 13 – Protecting Green Belt land
- 15 – Conserving and enhancing the natural environment
- 16 – Conserving and enhancing the historic 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); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Meopham Parish Council

Meopham Parish Council notes the applicant's position that the extant permission will be activated if the current application is not determined in his favour and in time. If that is the case then it considers that the planning authority will have to consider urgently whether the design now proposed is to be preferred over that, the subject of the extant permission. The Parish Council does not feel able to comment on the relevant merits of the two designs. Ideally however the Council would wish there to be an opportunity for a more in-depth consideration of the application preferably at member level.

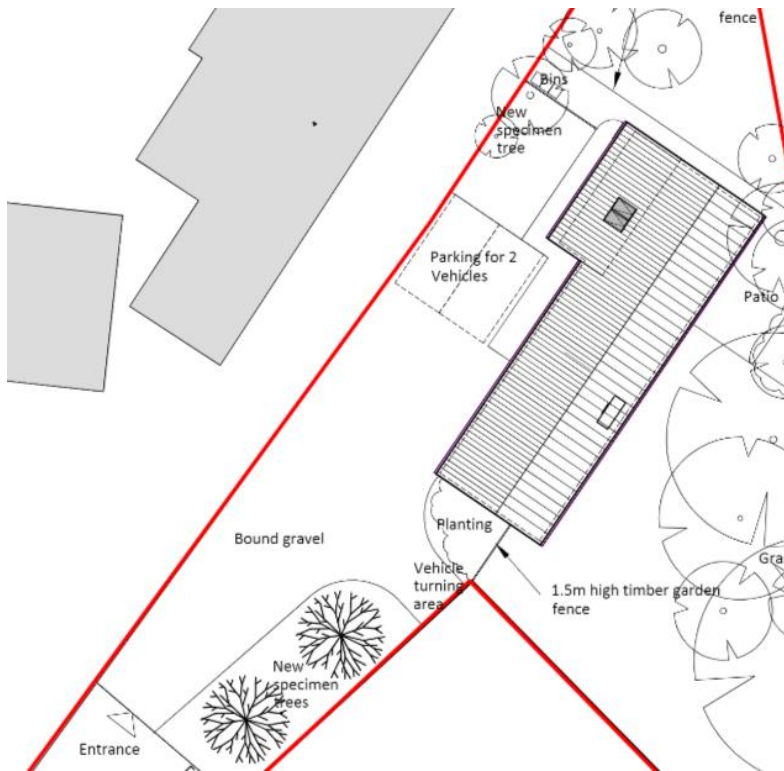
In response to the Parish Council's comments regarding the application being considered by Committee, no Member involvement or request has been received and therefore this application has remained under delegated authority.

GBC – Conservation Architect

No comments received.

GBC – Highways Officer

As a three bedroom bungalow in a rural area, I would expect to see two car parking spaces and three cycle parking spaces to comply with current guidance issued by the Kent County Council as Highway Authority. It is noted there is a considerable difference between the approved and proposed site layouts.



Approved layout.



Current proposal.

Whilst the matter is resolvable as presented it is unacceptable.

Neighbouring properties

The application was advertised by the displaying of a site notice, press notice and individual letters sent to 5no. surrounding properties with an overall consultation expiry date of 28th April 2023. Four letters of objection were received making the following summarised comments;

- Plans do not give sufficient details and orientation not shown
- Dimensions not indicated on plans
- Disproportionately large compared to listed building – Larger footprint
- Change in land levels – may sit higher than surrounding properties and could overshadow
- No detail relating to excavation
- Proposal is more than 20% larger than extant permission
- Application does not compare to approved permission but only compares to refused
- The Heritage Statement not been updated
- New application does not include statements on design and access, heritage or visual impact
- New proposal extends closer to Barnsfield
- Effect on biodiversity
- No preliminary ecological appraisal carried out
- No tree survey
- Trees already been removed
- All conditions from 20200206 should be carried over
- PD Rights should be removed
- Out of character with Norwood Farm House and nearby properties
- Previous consent was designed to fit in with the Grade II Listed Building
- Windows facing rear of Norwood Farm House
- Increase in scale – the building is bigger than previously agreed
- Siting now further to rear of listed building
- Detracts from listed farm house
- Detracts from character of nearby homes
- Loss of Privacy
- Highway safety on shared access

In terms of the quality of the submitted plans, they all scale correctly with the required scale bars and the orientation clearly shown on the block plans with the elevational drawings being clearly labelled, and were deemed to accord with the validation checklist.

The above comments raise objections to the proposal in terms of siting, size, scale, massing and design, together with impact on neighbour amenity and effect on trees and biodiversity, which will be covered in the relevant sections below.

Officer's Analysis

Background

There is quite an extensive history on this site with the most recent planning application (Application Reference 20221361) for the erection of a three-bedroom bungalow with a two-car garage and associated landscaping, being refused for the following reasons:

1. The proposed development, by virtue of its scale, massing and siting, would result in a bulky and unsympathetic form of development on this plot that would be out of keeping with the character of development within this locality and would be harmful to the setting of the Grade II Listed Building. As such the proposed development would be contrary to Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014), Saved Policy TC2 of the Gravesham Local Plan First Review (1994), as well as Sections 12 and 16 of the National Planning Policy Framework (2021).
2. By virtue of the removal of 5no. established trees and lack of suitable replacement, the proposed development would result in a biodiversity net loss and as such would be contrary to Policy CS12 (LPCS) and Section 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (NPPF) (2021).

Prior to that, one application was approved in June 2020 (Application Reference 20200206) and two applications being refused. The two previously refused planning applications references 20050297 and 19910190, for the erection of one detached dwelling house with associated access parking and amenity space. The applications were refused on the following grounds;

20050297

1. The proposal would constitute an undesirable form of backland development without proper road frontage and would be detrimental to the privacy and residential amenities of adjacent properties contrary to Policies TC1, V2, V3 and H3 of the Gravesham Local Plan First Review.
2. If permission were granted in this case it would set a precedent for the subdivision and redevelopment of other backland plots which would have a cumulative effect of undermining the character of the village and surrounding countryside.
3. The proposal, if permitted, would result in development that would be detrimental to the appearance and setting of the adjacent Grade II Listed Building.

19910190

1. The proposal would constitute an undesirable form of backland development without proper road frontage and would be detrimental to the privacy and residential amenities of adjacent properties.
2. If permission was granted in this case it would set a precedent for the development of other similar sites to the detriment of the character of the adjoining area of countryside.
3. The proposal would result in an intensification in use of the existing substandard access and lead to an increase in vehicles slowing down, stopping and turning to the detriment of the safe and free flow of traffic in Norwood Lane.
4. The proposal would provide an additional dwelling using the access onto Norwood Lane generating additional vehicle movements which, due to sub-standards sight line visibility, is likely to result in hazards to road safety.
5. The proposal, if permitted, would result in development detrimental to the appearance and setting of the adjacent Grade II Listed Building.

Both applications were dismissed on appeal.

Following the refusal of these applications, a further proposal was submitted (Ref: 20200206) which revised the site layout, property design and location of habitable room windows in order to address the above grounds of refusal. This application was approved subject to conditions in June 2020.

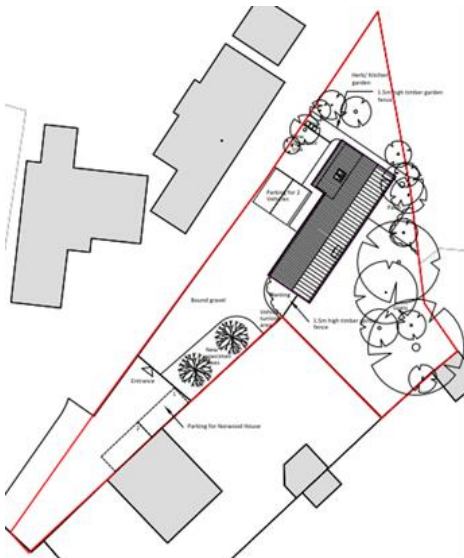
In terms of the current proposal that is before us, it seeks to directly address the most recently refused scheme. However, in the interest of transparency, the current proposal will also be assessed against the approved scheme.

Approved and Previously Refused Scheme Comparison

The site layout in terms of access remains the same with the location of the surface parking area of the approved scheme being in the same location as attached double garage of the refused scheme. The main difference between the approved and refused schemes is the location of the property being set further back towards the east behind Norwood Farm House, together with the overall design, footprint and layout of the property, as well as the inclusion of an attached double garage. The refused scheme also included a turning area being partially set behind the rear boundary of Norwood Farmhouse.

20200206 Approved Site Layout

20221361 Refused Site Layout

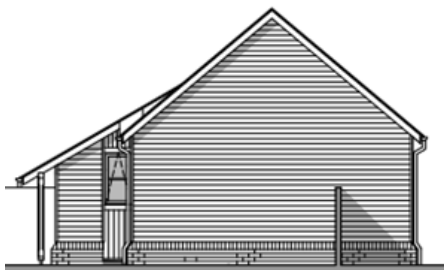


In relation to design, the property would remain as a single storey dwelling, however the mix of pitch and catslide roof has been revised to be a mix of pitch roof and gable. The height of the eaves would slightly increase from 2.73m to 2.94m, however the ridge would increase from 4.96m to 6.85m (a difference of 1.89m).

In terms of width, the refused scheme included an integral double garage and had an increase width on the south west elevation of 17.67m (including the garage), whereby the approved dwelling has a width of 7.09m and has an open surface parking area to the side.

20200206 Approved South-West (Front) Elevation

20221361 Refused South-West (Front)



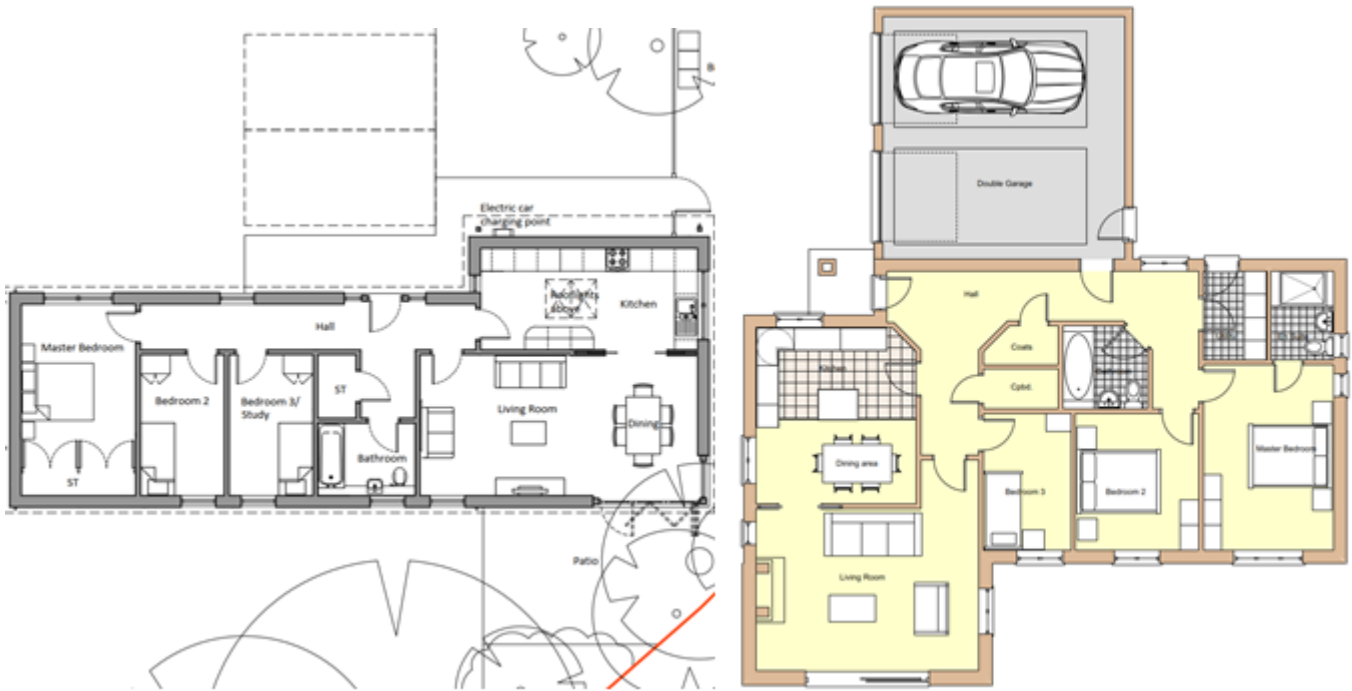
20200206 Approved South-East (Garden) Elevation

20221361 Refused South-East (Garden)



20200206 Approved Floor Plans

20221361 Refused Floor Plan



In terms of overall footprint, the approved property has an external footprint of 112.04m² and the refused scheme, including the garage, would have an external footprint of 184.33m².

Current Proposal

The current proposal in terms of site layout, footprint and design has largely remained the same as the previously refused scheme.

Current Proposal Site Layout



The main differences between the recently refused scheme and the current application are the removal of

the attached double garage and the reduction in the height of the roof.

The more modest and linear design of the approved scheme, which is reflective of adjacent backland buildings, has not been implemented and the proposed dwelling have a pitch and gable roof design, being the same as the recently refused scheme, as shown by the following images. The dotted red line shows the outline of the previous refused property indicating the reduction in roof height.

South-West (Front) Elevation

South-East (Garden) Elevation



Floor Plan



In terms of overall footprint, this current proposal would have an external footprint of 143.51m² which is 40.82m² less than the refused scheme but 31.47m² greater than the approved.

Key issues:

- Principle of Development
- Housing Need
- Tandem/backland development
- Design, character and appearance
- Impact on Residential Amenity in terms of loss of privacy and overshadowing
- Noise
- Impact on highway safety and parking provision
- Trees and of biodiversity
- Landscape character area

Principle of Development

The application site is located within Meopham Downs landscape area and is located within a rural settlement inset from the Green Belt. Policy CS02 (LPCS) states that development will be supported within rural settlements that are inset from the Green Belt and defined on the policies map.

As the site is within a rural settlement that is inset from the Green Belt, the proposed development would accord with Policy CS02 (LPCS).

Housing Need

Policy CS02 (LPCS) sets out the Borough's objectively assessed need for housing over the Plan period (up to the year 2028) and finds that there is a need for at least 6,170 new dwellings during the period, with the Objectively Assessed Housing Need figure set via the NPPF (2021) and PPG being significantly higher. Evidence now available shows that the Council is not able to demonstrate a five-year housing supply. This engages the first part of footnote 7 of the NPPF (2021) and this means for decision-taking that planning permission for applications involving the provision of housing should be granted in line with the requirements of the NPPF (2021) Para 11(d) unless:

i. the application of policies in this Framework (the NPPF) that protect areas or assets of particular importance provides a clear reason for refusing the development proposed.

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

In the Gravesham context, the policies referred to in paragraph 11(d)(i) above are those set out in the NPPF (2021) at footnote 7 (rather than those in development plans) relating to any of the following:

- Habitats sites (and those sites listed in NPPF paragraph 180)
- Sites of Special Scientific Interest;
- Green Belt,
- Local Green Space,
- Areas of Outstanding Natural Beauty
- Irreplaceable habitats;
- Designated heritage assets (& other heritage assets of archaeological interest, see NPPF footnote 67); and
- Areas at risk of flooding or coastal change.

In determining applications for planning permission involving housing, the Council will therefore apply a weighted balance in favour of granting planning permission in accordance with relevant case law and guidance, having regard to the acceptability or otherwise of the proposals when evaluated against development plan policy, the need to make efficient use of land (paragraph 125(c)) in context, the relative contribution the proposal makes towards the alleviation of any shortfall in housing delivery at that time and any other considerations material to the proposed development.

The proposed development for a net increase of '1' dwelling would offer a minimal contribution towards meeting this local need and, accordingly, officers consider that this should be accorded minimal weight in support of the application.

However, as part of this balancing exercise it should be noted that paragraphs 130 and 134 of the NPPF (2021) requires development to add to the overall quality of the area, be visually attractive, sympathetic to local character and create acceptable amenity for future occupiers.

Notwithstanding the Council's shortages in housing delivery and the consequent weight to be given in favour of the proposed development it is necessary to assess the proposals against the policies in the NPPF (2021) and established local planning policy taken as a whole.

Tandem/Backland Development

The proposal does result in the subdivision of part of the original residential garden area of Norwood Farm House. It also proposes a form of tandem/backland development and the proposed dwelling would be set further to the rear of both Norwood Farm House and the adjacent Barnsfield. In this respect there are no specific local planning policies which prohibit this form of development in either the Local Plan Core Strategy 2014 or those saved policies from the Local Plan First Review (LPFR). It is noted at a national level the NPPF (2021) seeks to address the issue of garden grabbing in paragraph 71 and states 'plans

should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.' It is believed that this specific site was subdivided from the residential curtilage of Norwood Farm House some time prior to its sale in 1993, however the impact of its loss would still need to be assessed.

It is considered that local adopted Policies CS14 (Housing Type and Design), CS15 (Housing Density) and CS19 (Development and Design Principles) (LPCS) together provide an assessment framework in line with the guidance provided by paragraph 71 of the NPPF (2021). The proposal shall be assessed against these policies in the following section reviewing the character and appearance of the scheme.

The current proposal seeks to construct a detached single storey dwelling house, with associated access, parking, turning area and amenity space.

Design, Character and Appearance

The application site lies within an established residential area that is inset from the Green Belt and comprises mainly of large two storey detached dwellings, set within generous plots. Norwood Farm House is a Grade II Listed Building and is located to the east and south of the application site.

The properties on the south-west facing side of Norwood Lane mainly have some uniformity in terms of their plot size and property size, housing design and layout, with the exception of one detached property, Redgorton, located to the rear of Masada and Garlands. However, the properties on the north-east facing side are generally larger, varying designs and the layout and pattern of the properties within their plots angled away from the line of Norwood Lane.

Site Plan



Taking into account of the established building pattern of the surrounding area, and the size and location of the pool house constructed to the side/rear of Barnsfield under reference 20090678, the proposed location of the new dwelling would not result in a new feature within the area, in relation to spatial layout, that would have a detrimental impact on the character.

CS15 (Housing Density) (LPCS) seeks to ensure that new housing is built at a density which is consistent with achieving good design and does not compromise the distinctive character of an area.

CS19 (Development and Design Principles) (LPCS) sets out the design principles which will be taken into account when considering proposed redevelopment proposals. The policy requires new development to be visually attractive, fit for purpose and locally distinctive. In particular, the design of new development should be derived from a robust analysis of local context and character, make a positive contribution to the street scene and the character of the area and integrate well into the surrounding area. At a national level

the revised NPPF (2021) in section 12 provides guidance on achieving well designed places.

Policy CS20 (Heritage and the Historic Environment) (LPCS) states that the council will accord a high priority towards the preservation, protection and enhancement of its heritage and historic environment. Particular attention in this regard will be focused on those heritage assets most at risk through neglect, decay or other threats. Proposals and initiatives will be supported which preserve and, where appropriate, enhance the significance of the Borough's heritage assets.

Paragraph 200 of the NPPF (2021) states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

The application site is irregular in shape, that is narrow from the access and widens to the north east. As already been assessed in the previous applications, the principle of developing the site has already been established and a modest dwelling with associated parking and amenity has been previously approved (Ref. 20200206). As with the previous submissions, the proposal would allow for parking for two cars to serve the new dwelling and two tandem parking spaces would be retained for Norwood Farmhouse and would be located parallel to the north-west side of the farm house, adjacent to the access. The proposed layout arrangement has attempted to respond to the established pattern, grain and form of development within the confines of the site and as previously established, however it must be noted that the current layout differs from the approved scheme with the footprint of the proposed dwelling extending further to the east which would sit further behind the listed building of Norwood Farm House. With the removal of the attached garage, and with the property being set further to the east of the site, it would be less visible from the streetscene and would not benefit from a reasonable frontage. However, overall the principle would largely integrate well into the character of the area in accordance with the policy aims set out in Policies CS15 (Housing Density) and CS19 (Development and Design Principles) (LPCS).

Appearance

In terms of appearance, whilst the proposed dwelling would be single storey as previously approved, the increased height of the ridge by approximately 700mm higher than the approved scheme, together with two large gables to the front and rear would increase the scale and bulk of the property over the previously approved scheme. The previously approved dwelling had a more modest and linear design, reflective of a barn style building, which not only would be similar to the rear structure of the adjacent dwelling Barnside approved under reference (20090678) but would also lend itself of the appearance of an ancillary building to the adjacent Grade II Listed Building. The current proposal, with the exception of the new material pallet, does not retain any of the design features of the previous approval and the proposed design is not considered to reflect the character of the immediate area. This, together with the increase of the overall external footprint of the dwelling, and projection further to the east behind Norwood Farm House, would result in a dominant and bulky form of development that would not respect its setting and would detract from the adjacent Grade II Listed Building.

Overall, whilst the removal of the double garage and reduction in ridge height is welcomed, in terms of design and layout, it is considered that current application has not fully overcome the previous reason for refusal (1) and the proposal is considered to result in an unsympathetic development that would detract from and be detrimental to the appearance and setting of the adjacent Grade II Listed Building and to the surrounding character of the area. The proposal would therefore be contrary to Policies CS19 and CS20 (LPCS), Saved Policy TC2 (LPFR) and Sections 12 and 16 of the NPPF (2021).

Materials

In terms of materials the submitted details state that the dwelling would be constructed of facing stock brickwork, black stained horizontal boarding with concrete plain mid brown roof tiles and white casement

style windows and doors. The more traditional and simpler materials are a welcome revision and are more in keeping with the more traditional materials of black timber weatherboarding, white painted timber windows and doors, clay roof tiles and red multi brick plinth that were previously approved. However this traditional character needs to be followed through in terms of the design of the dwelling, not simply materials.

Impact on Residential Amenity

Paragraph 130 of the revised NPPF (2021) seeks to ensure decisions “*create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future user*”.

Policy CS19 (Development and Design Principles) (LPCS) seeks to ensure new development is located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight of its occupants and those of neighbouring properties and land, new development should meet the requirements of the Nationally Prescribed Space Standards in terms of the size of the accommodation being provided based on the level of occupancy, bedroom size and building height and the adopted Residential Layout Guidelines in terms of the appropriate levels of private amenity space for future residents.

Internal living space

The current proposal seeks to provide one detached 3 bedroom single storey dwelling. The submitted floor plan indicates the dwelling is designed for 5 people given the size and furniture layout of the proposed bedrooms. Taking account of the nationally prescribed space standards, the gross internal floor area and internal space standards of each dwelling is as follows, based on the floor plans submitted with the application. This assessment does not take account of the discrepancies between the drawings.

	Proposed	Standard 3b5p 1 storey dwelling
Total Floor Area	122.5m²	86m²
Master bedroom	16.5m ²	11.5m ²
	3.4m	2.75m width
Bedroom 2	11.3m ²	11.5 m ²
	3.2m	2.15m width
Bedroom 3	7.9m ²	7.5 m ²
	2.2m	2.15m width

As can be seen, based on the floor layout drawings, the gross internal floorspace exceeds the minimum prescribed space standards and the bedrooms exceed the standards both in floor area and width. The proposal would therefore provide a good standard of internal living space for future occupants and would accord with the Technical Housing Standards.

External amenity space

SPG2 - Residential Layout Guidelines (1996) sets out minimum space standards for external areas. For a three bedroom property, the minimum garden area required is 60 m² and the minimum required depth is 10m.

The garden would have a depth of 12m approx. The garden area would be approx. 363.78m² which would exceed the minimum of 60m². Therefore the external amenity space would accord with Residential Layout Guidelines (1996).

Neighbour Amenity

Privacy and Overlooking

In terms of loss of privacy, account has been taken of the adopted Residential Layout Guidelines (SPG2) which seeks to ensure that there is a minimum distance of 21m between the facing windows of habitable

rooms and the private garden area of any dwelling. In this case there are no first floor windows proposed in the front South-West facing elevation and there would be a space of 25m approx. from the rear elevation of Norwood Farm House and the front elevation of the proposed dwelling which exceeds the minimum privacy distance. The proposed dwelling would be a single storey dwelling and therefore there are no first floor windows that would afford views over the neighbouring properties. In terms of overlooking from the rear first floor windows of Norwood Farm House over the private amenity space of the proposed dwelling, there would be a space of 20m approx. the boundary and taking account of mutual overlooking between the properties already, the level of overlooking afforded would not result in a detrimental impact on the privacy of the future occupiers of the new dwelling.

Sunlight and Daylight

In assessing the impact of the proposal in terms of loss of sunlight and daylight, reference is made to the document "Site Layout Planning For Daylight and Sunlight" (second edition 2011) published by the BRE Trust. This document gives advice on site layout planning to achieve good sunlighting and daylighting both within buildings and in the open spaces between them. It contains guidance on site layout to provide good natural lighting within a new development; safeguarding of daylight and sunlight within existing buildings nearby; and protection of daylighting of adjoining land for future development.

Using this guidance, it is not considered that the proposal would cause material harm in terms of loss of daylight and sunlight for the neighbouring residential properties given to the juxtaposition of the proposed new dwelling to adjoining dwellings in Norwood Lane.

Neighbour comments were received regarding the impact of the development in terms of window placement and loss of privacy, which have been assessed fully in the above paragraphs.

Overall, it is considered that current scheme in terms of impact on the living conditions of existing and future occupants, would accord with Policy CS19 (Development and Design Principles) (LPCS) and Paragraph 130 of the NPPF (2021).

Noise

The impact of one additional property within this residential location would be minimal and is not considered to result in a detrimental level of increased noise that would have a negative impact on the surrounding area.

Parking and Highways

The parking requirements for this type of development, under the adopted KCC parking standards would be a maximum of 2 spaces per unit. The scheme provides two spaces for the new dwelling and retained two spaces for the existing Norwood Farmhouse (4 spaces in total) which accords with the standards. Whilst the proposal would inevitably increase demand for parking, there are no highway objections to the proposal given the adopted parking standards are maximum.

The submitted plans show secure cycle parking for 2no. cycles, however if the proposal were to be supported the Local Authority would seek to increase this to 3no. cycles, one per each bedroom proposed.

In terms of traffic movements and possible intensification of the use of the access, it is considered that the traffic generation from one additional dwelling would be minimal and therefore no objection is raised. In terms of highway safety, the 30mph speed restriction of Norwood Lane and supporting traffic survey shows that the volume of traffic using Norwood Lane was very low and 85th percentile speeds were below 30mph. The report concluded that the existing access would accord with the Manual for Streets Guidance.

Electric Car Charging

The submitted plans do not show an electric vehicle charging point which would be contrary to paragraph 112E of the NPPF (2021). If the development were to be supported, a condition could be imposed for this to be included.

Other Material Considerations

Trees & Biodiversity

The submitted proposed block plan appears to show the removal of 5no. trees and would only seek to replant 8no. trees within the site. Any tree lost through development should be replaced with 2no. trees for each one lost.

Section 15 of the NPPF (2021) states that developments should result in a biodiversity net gain. Whilst the proposed block plan shows approximately 8 replacement trees, these are not considered to mitigate the loss of the 5 established trees, together with the loss of the lawned areas of the site. The proposed development would result in a biodiversity net loss and as such would be contrary to Policy CS12 (LPCS) and Section 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (NPPF) (2021).

Landscape Character Area

Section 15 of the NPPF (2021) 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 a mixture of arable and pasture farmland. The area is characterised by neat pattern of small square fields in the south and broader irregular shaped fields to the north with narrow lanes and roads lined with hedgerows. The condition is good and the guidelines are to conserve and reinforce.

Due to the location of the site within the village rural boundary and the layout of the site and the proposal and surrounding built form, it is considered that there would 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 (2021).

Conclusion

It is considered that this current application has not overcome the previous reasons for refusal as laid out in the application decision notice (Ref. 20221361) and as such, the proposal is recommended for refusal for the following reasons:

The proposed development, by virtue of its siting, design, scale and massing, would result in an unsympathetic form of development on this plot that would be out of keeping with the character of development within this locality and would be harmful to the setting of the Grade II Listed Building. As such the proposed development would be contrary to Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014), Saved Policy TC2 of the Gravesham Local Plan First Review (1994), as well as Sections 12 and 16 of the National Planning Policy Framework (2021).

By virtue of the removal of 5no. established trees and lack of suitable replacement, the proposed development would result in a biodiversity net loss and as such would be contrary to Policy CS12 (LPCS) and Section 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (NPPF) (2021).

Recommendation:

Refusal

See draft Decision

Case Officer:	Mrs Amanda Grout	Team Leader:	Miss Faye Hobbs
Signed:	<i>A Grout</i>	Signed:	
Dated:	17 th May 2023	Dated:	17 May 2023