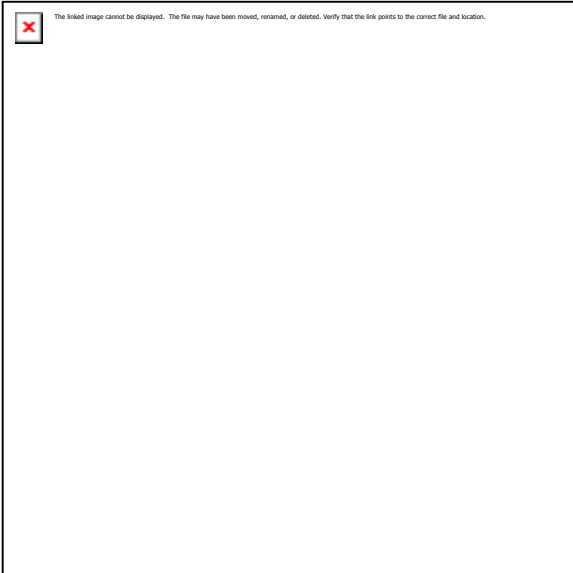




Delegated Report

Householder Planning Application

Planning Application No: 20220253

Location: 11 Ediva Road Meopham Gravesend Kent

Description: Demolition of the garage and erection of single storey side and rear extension

Applicant: Ms Esther Welsh

Site Visit Date: Desktop assessment

Submitted Documents/Plans

- Application Form Received 09/03/2022;
- Drawing No: 11ER007 (Existing & Proposed Block Plan) Received 17/03/2022;
- Drawing No: 11ER005a (Proposed Side Elevations) Received 09/03/2022;
- Drawing No: 11ER004a (Proposed Front and Rear Elevations) Received 09/03/2022;
- Drawing No: 11ER006 (Proposed Site Plans) Received 09/03/2022;
- Drawing No: 11ER002 (Existing Elevations) Received 09/03/2022;
- Drawing No: 11ER001 (Existing Floor Plans) Received 09/03/2022;
- Drawing No: 11ER003 (Proposed Floor Plans) Received 09/03/2022;

Relevant Planning History

No relevant planning history

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
- CS20 - Heritage and the Historic Environment

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 - Vehicle Parking Standards
- TC2 - Policy for Listed Buildings
- TC3 - Development Affecting Conservation Areas

Paragraph 33 of the NPPF (2021) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places
- Section 15 - Conserving and Enhancing the Natural Environment.
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)
- Hook Green Conservation Area Appraisal (2017)

Consultations, Publicity and Representations

Conservation Officer

No comments received.

Meopham Parish Council

No objection.

KCC Heritage

The site lies within an area of multi-period archaeological potential. However it is considered unlikely that these proposals would have a significant below-ground archaeological impact.

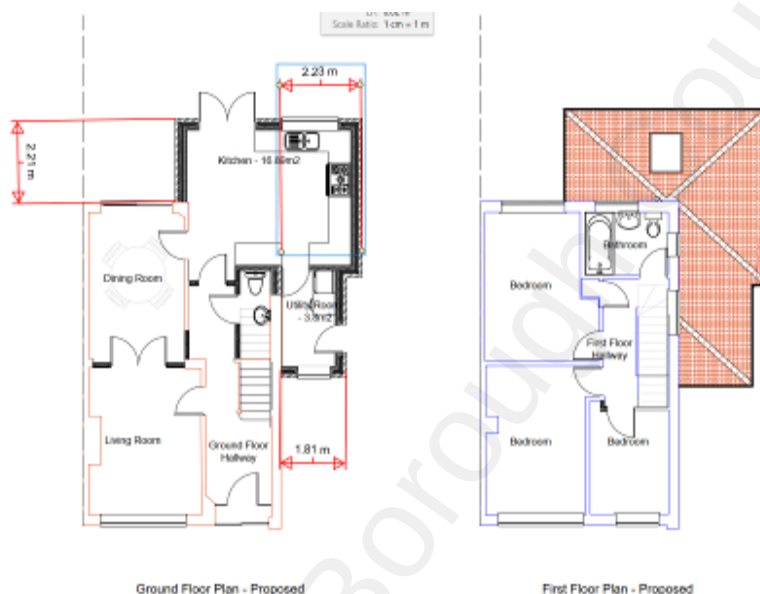
Neighbouring properties

The Application was advertised by way of letter to five surrounding properties. The consultation period expired on 7th April 2022 and no comments were received.

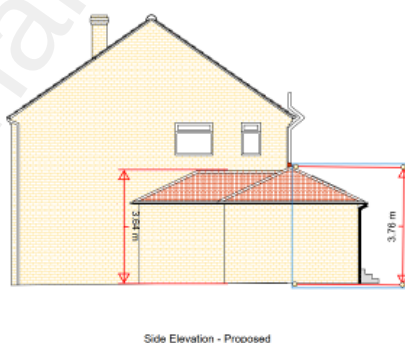
Analysis

Proposal

The proposal seeks the erection of a single storey side and rear extension. The extension will project approx. 1.8m from the western elevation, it will join the rear extension which will project approx. 2.2m from the rear elevation. The side extension will include a window in the front elevation and a door in the side elevation and will allow for the creation of a utility room. To the rear the extension will include a roof light and there will be a door and window in the rear elevation as well as a roof light. The extension to the rear will allow for a larger kitchen.



The extensions will be finished with hipped roofs with the rear extension having a maximum height of 3.7m and the side extension having a maximum height of approx. 3.6m.



Character and Appearance

The application site is a two storey semidetached house in use as a single family dwelling. The site is location within the Hook Green Conservation Area Buffer Zone, sharing its rear boundary with the conservation area and a listed building. The site is also set within a landscape character area and in a rural settlement which is inset from the greenbelt.



The site is partially soft landscaped and includes a driveway to the front of the property. There is also access to a side garage which will be demolished to allow for the creation of the side and rear extensions.

The neighbouring property known as No.13 Ediva Road has a two storey side extension and a single storey rear element and so the proposal would not be an out of character addition. The extension is of a suitable design and scale and will be constructed using materials to match the host dwelling.

The development is of a sufficiently minor nature and reasonably removed from the conservation area boundary such that it will not result in any harm to the character and appearance of the conservation area or to the listed building to the south. As such the development is in accordance with Policy CS19 (Development & Design Principles), CS20 (Heritage and the Historic Environment) of the Gravesham Local Plan Core Strategy or saved policies TC2 and TC3 of the Gravesham Local Plan First Review 1994.

Amenity of future occupiers

Post development the garden will retain a depth of approx. 14m and an area of approx. 130sqm which is compliant with the Council's technical standards and so the proposal adequately safeguards the amenity of future occupiers.

Neighbouring Amenity

The proposal is not considered to impact the amenity of the adjoining property known as No.9 Ediva Road due to the location and scale of the development.

The neighbouring property known as No.13 Ediva Road currently has a two storey side and a single storey rear extension which is set away from the boundary. The extension would not impact light or outlook to this property as it is single storey and there are no window in no.13's flank wall which could be affected.

The proposal does include a door in the flank elevation of the front elevation which will serve a utility room which is not classed as a habitable room. Giving consideration to the fact there are no window in the flank elevation of the neighbouring property the privacy of the neighbour is considered to be maintained.

The proposal is therefore considered to adequately safeguard the amenity of neighbouring properties.

Parking and Highways

The proposal will result in the loss of a garage, however under the adopted standards in SPG 4 - KCC Parking Standards (2006) a preferred garage space for a single car should be 5.5m x 3.6m. The garage internally is a minimum of 4.8m by 2.7m. Therefore the existing garage space would not be fit for purpose

necessarily to accommodate a modern day car and would therefore not probably be used other than for domestic storage.



The proposal does not generate the demand for additional parking, neither does the application have any other highway or access issues. The side drive will be reduced in depth but due to how narrow it is, unlikely to be usable space. However there is adequate parking to the front.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within Meopham Downs Character Area, as set out in the Council's Landscape Character Assessment document.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that this development would not be detrimental to the Meopham Downs Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

The development has been fully considered and assessed and is acceptable in design and amenity terms and conforms to Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

The development will not cause any harm to the Hook Green Conservation area or the adjoining listed building curtilage (Nevill House).

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	27th April 2022	Dated:	29 April 2022