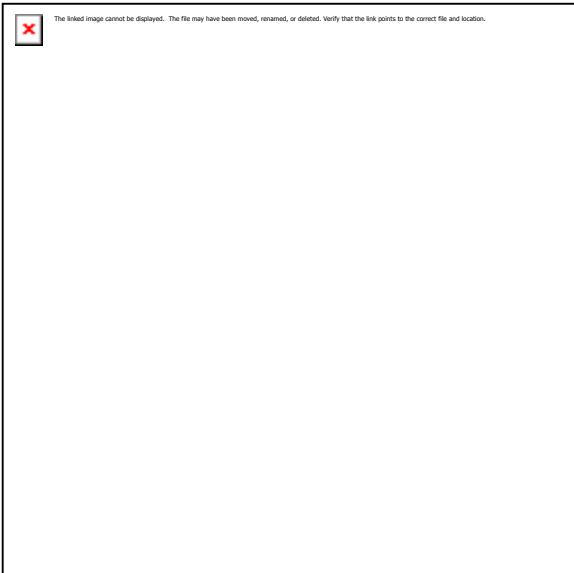




Delegated Report

Householder Planning Application

Planning Application No: 20220834

Location: Langton House Meopham Green Meopham Gravesend

Description: Erection of a replacement swimming pool enclosure roof

Applicant: Mr Anthony Sparling

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Drawing No. 1022.WD.01 – Existing Floor Plan and Details;
Drawing No. 1022.WD.02 – Proposed Ground Floor Plan and Details;
Drawing No. 1022.WD.03 – Site and Location Plans; and
Drawing No. 1022.WD.04 – Existing and Proposed Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
19990826	Erection of single storey extension to poolside outbuildings to form fitness/exercise room.	Permission	19.01.2000
19990543	Demolition and rebuild of poolside outbuildings with associated repairs.	Permission	27.09.1999
19770327	Retention of roof over existing swimming pool at side	Permission	23.06.1977

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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- TC3 – Development affect Conservation Areas

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
- 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);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009).

Section 72(1) of the Planning Listed Building and Conservation Areas Act 1990 (as amended) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Consultations, Publicity and Representations

Consultees

Meopham Parish Council

No objection.

GBC - Conservation Officer

No comments received.

Neighbouring properties

The application was advertised by press notice, the displaying of a site notice and individual letters sent to three surrounding properties with an overall expiry date of 2nd September 2022. No letters of representation have been received.

Officer's Analysis

Site Description and Surrounding

The application property lies within the Rural Settlement of Meopham Green which is inset from the Green Belt and is within the Meopham Green Conservation Area.

The property is located to the east of the green and is in a prominent location.

Proposal

The application is for a replacement swimming pool enclosure roof. The pool is located to the rear of the property and has an existing flat roof. The existing roof is clear corrugated PVC, with the proposed replacement being colour coated ribbed steal sheeting. The height from the existing eaves would be 820mm which is the same as the existing and the design would not be altered.

Existing Roof



Proposed Roof



Design, Character and Appearance and Impact on Conservation Area

The existing swimming pool is located to the rear of the property and is mainly obscured from the streetscene by the existing pitch roof of the single storey side projection. Some views can be afforded from across the green.

The replacement roof would not project further than the existing and the proposed materials are not unacceptable or wholly different than the existing and as such would have little or no additional impact on the streetscene or Meopham Green Conservation Area.

Streetscene



Overall, the proposal is considered to preserve the character of the streetscene and Meopham Green Conservation Area and would accord with Policies CS19 and CS20 (LPCS) and Sections 12, 15 and 16 of the NPPF (2021).

Neighbouring Amenity

The proposed replacement roof would be a like for like replacement in terms of height, design and positioning and therefore would have no impact on the occupiers of the surrounding properties and would accord with Policy CS19 (LPCS) and paragraph 130 of the NPPF (2021). No representations have been received.

Any Other Material Planning Considerations

Landscape Character Area

Impact on landscape - the application site is located within Meopham Downs Landscape Character Area.

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.

It is not considered that the proposed development would have a material impact on the landscape, as the site is located within the rural settlement.

Conclusion

The application has been fully considered and it is recommended that planning permission is granted. The proposal is in accordance with local and national planning policy, the development is not excessive in size, bulk or height, will be constructed in suitable materials and will have no impact on the wider street scene or conservation area. Furthermore there will be no impact on the amenity of future occupiers or neighbouring properties.

Recommendation

Permission

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

Case Officer:	Mrs Amanda Grout	Team Leader:	Miss Faye Hobbs
Signed:	<i>A Grout</i>	Signed:	
Dated:	16th September 2022	Dated:	16 September 2022