



Delegated Report

Householder Planning Application

Application No:	20220326
Location:	17 Pitfield Drive, Meopham, Gravesend, Kent, DA13 0AY
Description:	Conversion of the existing garage to form utility, study and shower room together with demolition of existing porch and erection of replacement porch.
Applicant:	Mr and Mrs P Ryan
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

Application Form - dated 22/03/2022;
Supplementary Information - Site Photographs (1-5);
Ordnance Survey Site Location Plan (scale - 1:1250);
Drawing no. P.01 - Existing Site Plan (scale - 1:500);
Drawing no. P.02 - Proposed Site Plan (scale - 1:500);
Drawing no. WD.01 - Rev. A - Existing and Proposed Plans, Elevations and Sections.

Relevant Planning History

No relevant planning history.

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)

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

Supplementary Planning Guidance

- SPG 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)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

KCC - Heritage - I have no comments to make on archaeological matters in this case.

Meopham Parish Council - No objection to this planning application

Neighbouring properties

A notice was displayed on site 8th April 2022.

In addition, four surrounding properties were consulted and no representations were received. The consultation period expired 29th April 2022.

Officer's Analysis

Design, Character and Appearance

17 Pitfield Drive is a two storey detached property located on the western side of the highway. The property has not previously been extended, has a small flat roof front porch and an integral garage. It is set-back from the highway, with a single width driveway with space for two vehicles to tandem park and a large lawn.



This application proposes the conversion of the existing garage into habitable rooms, and the demolition of the existing porch and erection of a larger porch. The garage door will be replaced by a window and the internal space will be utilised as a study, utility room and shower room. The new porch will have a depth of 1.87m, a width of 3.8m, with a maximum height of 3.55m and an eave height of 2.75m. It will have a flat

roof and hipped edges, and will include a hipped open canopy at the front with a maximum height of 3.3m and an eave height of 2.75m.



The extensions will be constructed using matching materials and the proposed windows will also match the existing fenestration. Although the porch is large, it is set-back from the front projection and will not alter the character of the property nor street scene. Moreover, other properties within Pitfield Drive have undertaken garage conversions and porch extensions, and therefore the development hereby proposed will not be out of place within the locality. Overall, the proposal is considered good design 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) (2021).

Amenity of Future Occupiers

The development is not considered to have any detrimental impact on the amenity of future occupiers and is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The development will not impact on the amenity of neighbouring properties in terms of loss of light, loss of privacy, overshadowing, outlook or sense of enclosure. As such, the development is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF). No representations have been received.

Parking and Highways

The proposed development will result in the loss of the original garage as a parking space. However there is sufficient space on the driveway to accommodate two vehicles. The adopted parking standards (SPG4) (2006) states that a four bedroom property should have two off-street parking spaces, and therefore the proposal is in accordance with highway guidance.

Any Other Material Planning Considerations

Impact on the Landscape - the property 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 development proposed will not have any detrimental impact on the landscape due to the properties location within the rural settlement and the minor nature of the extension proposed.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy.

The development hereby proposed will not significantly alter the character of the property or street scene. They will be finished in matching materials and the porch is not excessive in size and is set-back from the main front projection. There will be no impact on the amenity of future occupiers or neighbouring properties, there is sufficient space for off-street parking and the development will safeguard the character of the landscape.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	19 th May 2022	Dated:	19 May 2022