

Delegated Report

Householder Planning Application

Planning Application No: 20240076

Location: 23 The Pippins Meopham Gravesend Kent

Description: Erection of a single storey rear extension with roof lights.

Applicant: Mr Alex Smith

Site Visit Date: 08.02.2024

Submitted Documents/Plans

- Application Form
- Site Location Map
- Existing Block Plan
- Proposed Block Plan
- Drawing No: MAD-488-03 (Existing/Proposed Plans and Elevations)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20220329	Erection of a single storey rear extension.	Permitted	23.05.2022
20201368	Demolition of existing conservatory and erection of part single, part two storey rear extension.	Withdrawn	10.09.2021
20180234	Application for a Lawful Development Certificate in respect of the proposed conversion of the existing garage into a playroom.	Withdrawn	14.08.2018

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

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed and Beautiful places

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)

Consultations, Publicity and Representations

Meopham Parish Council

No comments received.

Neighbouring properties

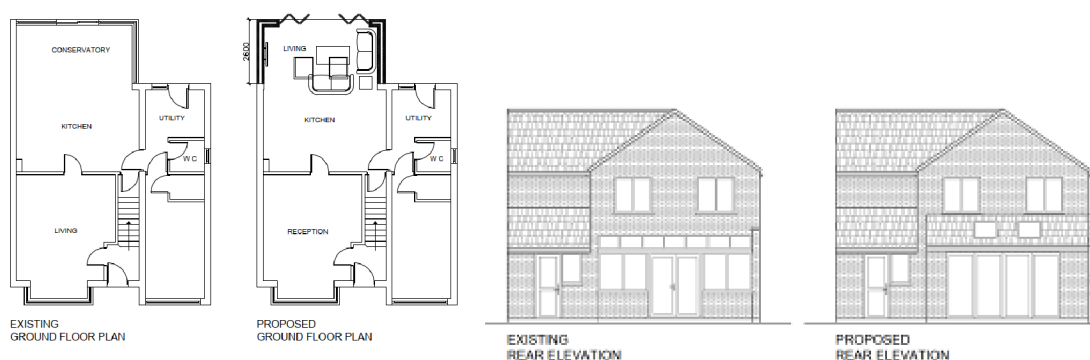
The application was advertised by way of site notice and letters to three surrounding properties. The consultation period expired on 08.03.2024 and no comments were received.

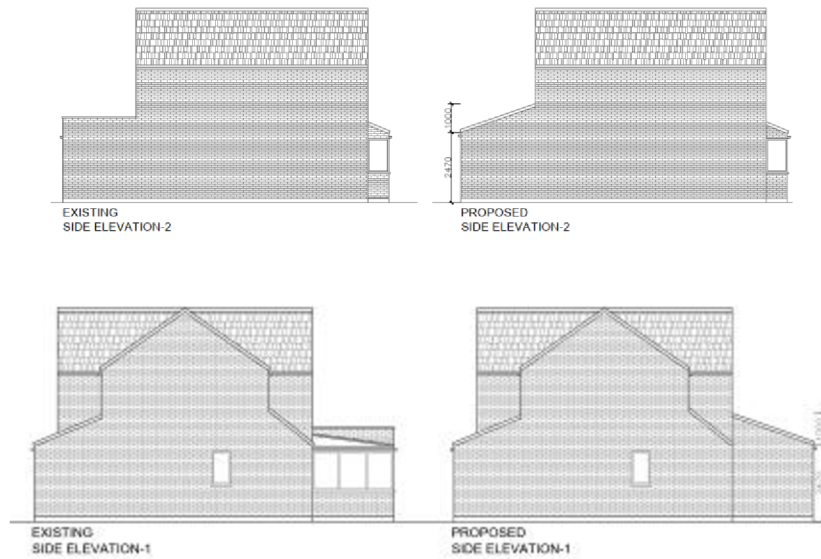
Analysis

Background

The proposal is a resubmission of 20220329 which sought erect a single storey rear extension.

Below are the plans and elevations from application ref 20220329.





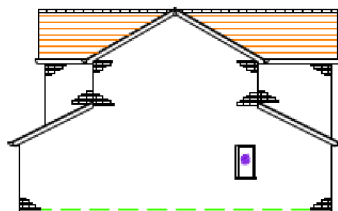
Proposal

The proposal seeks the erection of a single storey rear extension. The extension will project 3.1m from the rear elevation and span 5.5m. The extension will be finished with a mono pitch roof which will include three roof lights. There will also be a double door and windows in the rear elevation, a sliding folding door in the west elevation and a high level window in the eastern elevation and the extension will be used as an enlarged kitchen area.

Existing



Existing Rear (South) Elevation 1:100

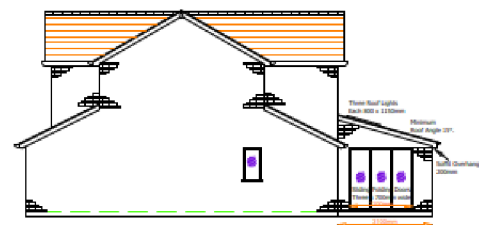


Existing Side (West) Elevation 1:100

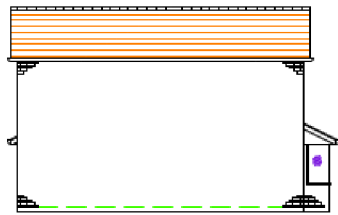
Proposed



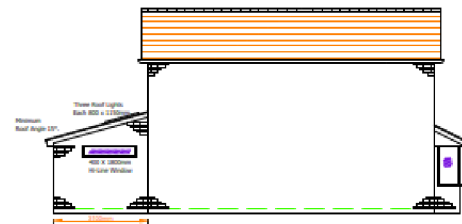
Proposed Rear (South) Elevation 1:100



Proposed Side (West) Elevation 1:100



Existing Side (East) Elevation 1:100



Proposed Side (East) Elevation 1:100



Existing Ground Floor Plan 1:100

Proposed Extension Roof Plan
Showing Roof Lights

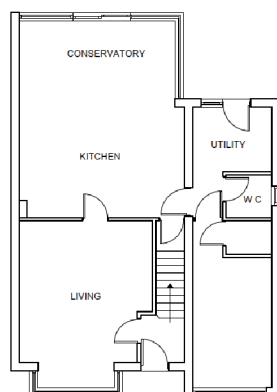


Character and Appearance

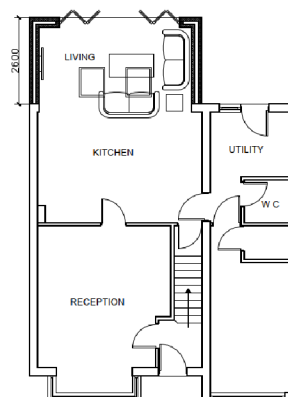
The application site is a two storey detached house situated at the end of a cul de sac in the parish of Meopham, the site is located in an rural settlement which is inset from the greenbelt and a Landscape Character Area.

The application site has not been previously extended, however it would appear that a previous conservatory may have been demolished where the proposed extension will be situated. The previous permitted plans under reference 20220329 showed a conservatory in place however this not shown on the current submission. An image from google earth indicates the conservatory may still be in place, however it is not considered that its demolition would have an impact on the current proposal and as such the agent has not been asked to revise the plans.

Below are the plans from 20220329.



EXISTING
GROUND FLOOR PLAN



PROPOSED
GROUND FLOOR PLAN

The proposed extension will be situated on the same area where the conservatory is/was and will be of a slightly larger footprint. The extension is designed with a mono pitched roof and materials to match the host dwelling.

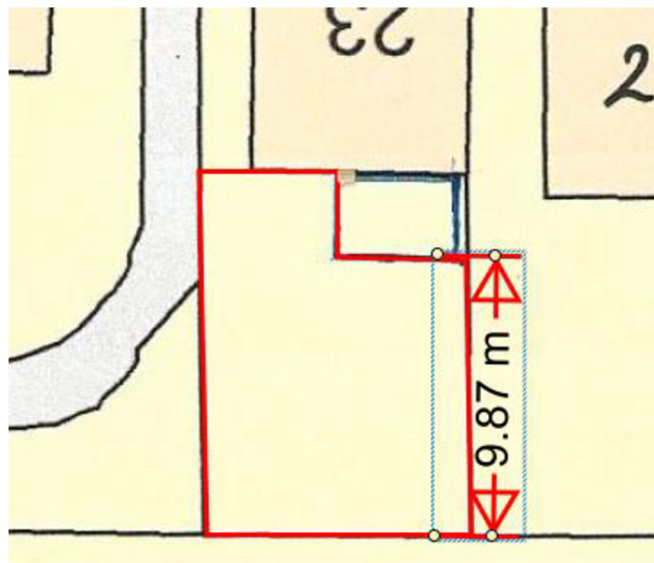
Many of the neighbouring properties in the surrounding street have been extended in some form or other so the proposal is not an out of character addition. Furthermore the extension is situated to the rear of the property and would not be visible from a public vantage point, so there is no concern relating to its impact on the wider streetscene.

Whilst the current proposal is slightly larger than the previously permitted extension (ref: 20220329) it is not excessively larger and is still of a suitable scale.

The proposal is acceptable in scale and is adequately designed. It complies with the requirements of CS19 of the Local Plan Core Strategy 2014 and SPD4 - Householder Extensions/Alterations Design Guide (2021).

Amenity of Future Occupiers

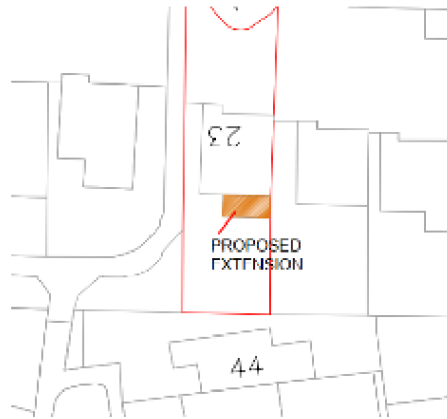
Post development the garden will have a minimum depth of 9.87m and an area in excess of 100sqm with the depth being slightly below the Council's technical standards. It is not appropriate to issue a refusal on this minor shortcoming and so on balance the proposal is acceptable and adequately safeguards the amenity of future occupiers.



Neighbouring Amenity

Due to the siting of the extension the only property which would be impacted would be No. 24 The Pippins.

The proposed extension is not considered to impact No.24 due to its modest scale. No. 24 The Pippins situated to the east and will not from any material harm in the form of loss of outlook and given the distance between the two properties there are no concerns relating to outlook. In terms of privacy there is a high level window proposed in the eastern elevation, however as this window is not lower down it is not considered to harm neighbouring amenity.



The proposal safeguards the amenity of adjoining occupiers and is compliant with CS19 of the Local Plan Core Strategy 2014. No neighbour representations have been received.

Parking and Highways

The proposal will not impact on any existing parking arrangements so there are no concerns in this regard.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within the 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 proposal is suitably designed and compliant with CS19 of The Local Plan Core Strategy 2014 and SPD4 Householder Extensions/Alterations Guidelines 2021 and so permission is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	13 March 2024	Dated:	19 March 2024