

Delegated Report

Householder Planning Application

Planning Application No: 20240440

Location: Dean Park Lodge Green Lane Meopham Gravesend

Description: Demolition of conservatory and erection of single storey rear extension.

Applicant: Ms Merry

Site Visit Date: N/A

Submitted Documents/Plans

Application Form;
Block Plan – Proposed (received on 17.05.24);
Elevations – Existing (received on 17.05.24);
Elevations – Proposed (received on 17.05.24);
Floor Plan – Existing (received on 17.05.24);
Floor Plans – Proposed (received on 22.05.24) and
OS Plan (received on 17.05.24).

Relevant Planning History

No relevant 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

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

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places

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

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Meopham Parish Council

It appears that the extension replaces the conservatory using the same foot print and provides for a usable extension for a kitchen/diner, therefore we have no objection.

Neighbouring properties

Three surrounding properties were consulted and no responses were received. The overall consultation period expired on 13.06.24.

Site Description

Dean Park Lodge, Green Lane is a detached bungalow, located to the north of the highway.

Google Images



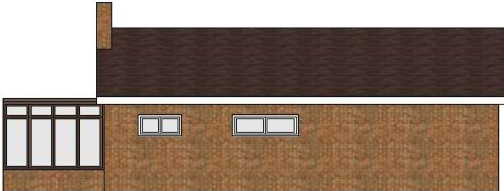
This application proposes the demolition of the existing conservatory and erection of a single storey rear extension.

Proposed Development

The development would create space for a diner/snug area and would have the following dimensions:

- Height 3.49m
- Depth 3.00m

- Width 5.00m

Existing South Elevation (Principle) 	Proposed South Elevation (Principle) 
West Elevation 	West Elevation 
North Elevation 	North Elevation 
East Elevation 	East Elevation 

Officer's Analysis

Design, Character and Appearance and Impact on the Landscape Character Area

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually

attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well-designed and beautiful places) of the NPPF (2023) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Policy CS12 (LPCS) (2014) 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. Paragraph 180 of the NPPF 2023 seeks to protect and enhance such valued landscapes.

Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.*

The proposed extension is of a similar size to the existing conservatory and has been designed to compliment the host dwelling in terms of roof form and proposed external materials. It is considered to be a subservient addition that is not excessive in scale and would not detrimentally impact the street scene.

The site lies 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. In situ, the proposed single storey rear extension is not considered to detrimentally impact the Landscape Character Area.

Therefore, the proposal is acceptable and accords with Policies CS12 and CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2023).

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. The plans demonstrate the garden would have sufficient garden area and depth post development, in accordance with the RLG (2020). In terms of room sizes, diner/snug sizes are not specified, however, the diner/kitchen/snug would form an open space of sufficient size. In addition, fenestration is only proposed on the north and east elevations, therefore ensuring privacy for future occupiers and the occupants of neighbouring property, Corner Ways.

As such, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Neighbouring Amenity

No neighbour responses were received as a result of the consultation carried out for the application.

The proposed extension is single storey and, in situ, avoids detrimentally impacting neighbouring amenity in terms of causing a sense of enclosure, loss of privacy, loss of outlook or loss of light. As aforementioned above, fenestration is not proposed in the west elevation, therefore ensuring the privacy of the occupants of Corner Ways.



Therefore, the proposal is considered to safeguard neighbouring amenity in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Highways and Parking

There are no highways or parking concerns that arise as a result of this proposal.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 3 area, however, the proposal would be unlikely to be impacted by this constraint.

Conclusion

The proposed development would be constructed using acceptable materials, which can be secured by condition. Furthermore, the extension is considered to be subservient to the existing dwelling and would not detrimentally impact the landscape character area or street scene. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours.

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

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	9th July 2024	Dated:	15th July 2024