

Delegated Report

Householder Planning Application

Planning Application No: 20211093

Location: 2 Dormers Drive Meopham Gravesend Kent

Description: Erection of a two-storey rear extension, single-storey front porch, insertion of new windows to side and replacement single-storey side extension.

Applicant: Mr And Mrs Thandi

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application form;
Design & Access Statement;
Drawing No.2126 E 001 – Location Plan;
Drawing No.2126 E 005 – Existing Site Plan;
Drawing No.2126 E 002 – Existing Block Plan 1:500;
Drawing No.2126 E 010 – Existing Ground Floor Plan;
Drawing No.2126 E 020 – Existing Elevations;

Drawing No. 2126 P 100 Rev A – Proposed Site Plan;
Drawing No.2126 P 110 – Proposed Floor Plans;
Drawing No.2126 P 120 Rev B – Proposed Elevations;
Drawing No.2126 P 130 Rev – Proposed Section A;
Drawing No.2126 P 130 A- Proposed Section B;

Relevant Planning History

20030827 – Erection of single storey rear extension to form a dining room. **Permitted 12.11.2003**

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)

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

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- SPG 4 - KCC Parking Standards (2006)
- Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Meopham Parish Council

No objection

Neighbouring properties

9 surrounding properties were consulted and a site notice displayed on site. Consultation period expired on 1.10.21 with no comments received.

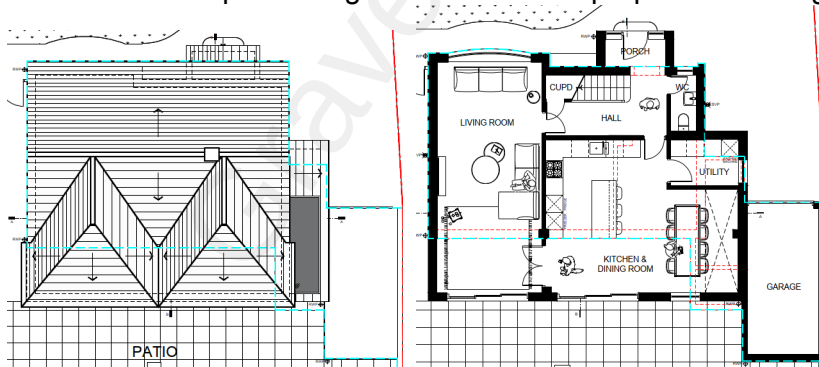
Officer's Analysis

Design, Character and Appearance

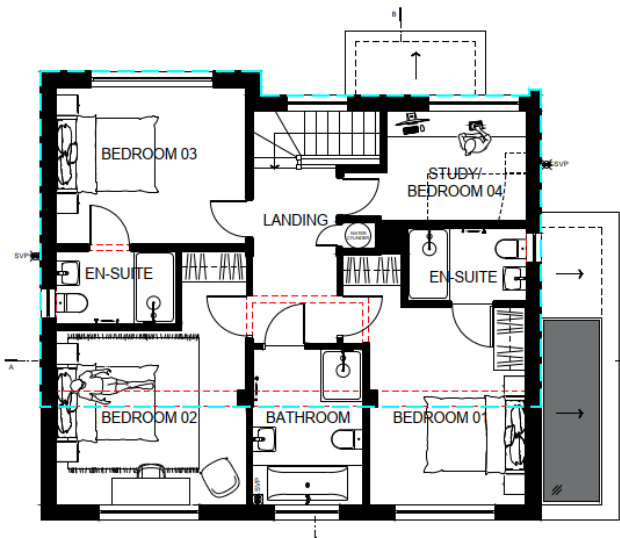
The proposal is for erection of a two-storey rear extension, single-storey front porch, insertion of new windows to side and replacement single-storey side extension.

The two storey rear extension is full width and 2.2m deep and the blue dotted line shows the existing footprint of the dwelling.

Below is the footprint and ground floor of the proposed dwelling.



At first floor level the two storey rear extension provides space for 2 bedrooms and a bathroom (see below).



Externally these changes are acceptable and will not be harmful to the character of the existing dwelling or wider area.



In summary the development would not have a negative impact on the street scene) and the extension is in accordance with Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) 2014 and Section 12 of the National Planning Policy Framework (NPPF) 2021.

Residential Amenity

The NPPF (2021) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria within Policy CS19 (LPCS), which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

Amenity of Future Occupiers

The proposal would provide acceptable living conditions that safeguard the amenity of future occupiers in terms of light, privacy and garden amenity space (255m²) in accordance with Policy CS19 (LPCS).

Neighbouring Properties

The extensions would not result in a detrimental impact on the amenities of the neighbouring properties in terms of loss of light, outlook or privacy and would not have an overbearing impact. As such, the proposal

would accord with Policy CS19 (LPCS) and Section 12 of the NPPF (2021). A condition will be included that there should not be any openings in the flank elevation of the extension at ground or first floor. In addition the first floor en-suite windows will be condition to be obscure glazed and top hung only.

Highway Issues

Saved policy T5 of the Gravesham Local Plan First Review (LPFR) states that 'the formation of new accesses or the intensification of use of existing access to the roads forming the highway network shown on the Proposals Map, will not normally be permitted, except where no danger would arise and where a properly formed access can be created in a location and to a standard acceptable to a Local Planning and Highway Authority'. The aim of this policy is to limit the number of turning movements to prevent conflict between turning vehicles and free flowing traffic.

With this application not increasing bedrooms (4) there is no requirement for an increase in parking spaces (2 spaces). Existing parking arrangements are acceptable.



No conflict with Saved Policy P3 (LPFR), and Policy CS11 (LPCS) for parking arrangements

Any Other Material Planning Considerations

The property is located in Meopham Downs Landscape Character Area and the changes proposed will not have an adverse impact on the landscape. No conflict with Policy CS12 (LPCS).

Conclusion & Recommendation

The proposed development is deemed acceptable and complies with local and national planning policy. No objections have been received from 3rd parties or consultees and permission is recommended.

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

Case Officer:	Mr Richard Hart	Team Leader:	Miss Faye Hobbs
Signed:	<i>R Hart</i>	Signed:	
Dated:	11th October 2021	Dated:	11 October 2021