

Delegated Report

Householder Planning Application

Planning Application No:	20231194
Location:	1 Cheyne Walk, Meopham, Gravesend, Kent
Description:	Proposed two flat roof side dormer extensions.
Applicant:	Mr Ron Maguire
Site Visit Date:	6 December 2023

Submitted Documents/Plans

Application form

Drawing no. M105(02)1250 Rev. A (Existing Site and Location Plan)

Drawing no. M105(02)001 (Existing Floor Plans)

Drawing no. M105(02)002 (Existing Elevations)

Drawing no. M105(02)010 (Photomontage of similar developments)

Drawing no. M105(20)1250 Rev. A (Proposed Site and Location Plan)

Drawing no. M105(20)001 (Proposed Floor Plans)

Drawing no. M105(20)002 (Proposed Elevations)

Relevant Planning History

Reference	Description	Decision	Decision Date
20230917	Erection of dormer extension. Changes to external cladding and roof tiles.	Refused	26.10.2023
20230383	Erection of new wall to boundary facing Whitehill Road and new deck area.	Refused	14.06.2023
19970078	Erection of single storey side extension to form bathroom and utility room.	Permission	02.05.1997
19870078	Erection of single storey rear extension to form enlarged kitchen dining area and conservatory	Permission	25.03.1987

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development and Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on the Highway Network

- T5 – Access to the Identified Highway Network
- P3 – Vehicle Parking Standards

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)

- 2 – Achieving sustainable development
- 9 – Promoting sustainable transport
- 12 – Achieving well-designed and beautiful places
- 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- SPG2 - Residential layout guidelines (2020)
- Householder Extensions/Alterations Design Guide (2021)
- SPG4 - KCC Parking Standards (2006)
- Technical Housing Standards – nationally described space standard (2015)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

KCC PROW

I can confirm that I do not have any objections to the above planning application at 1 Cheyne Walk. Public Right of Way Footpath NS258 lays to the south of the property, and I enclose a copy of the Public Rights of Way network map showing the line of the path for your information.

The granting of planning permission confers no other permission or consent on the applicant. It is therefore important to advise the applicant that no works can be undertaken on a Public Right of Way without the express consent of the Highways Authority. In cases of doubt the applicant should be advised to contact this office before commencing any works that may affect the Public Right of Way. Should any temporary closures be required to ensure public safety then this office will deal on the basis that:

- The applicant pays for the administration costs.
- The duration of the closure is kept to a minimum.
- Alternative routes will be provided for the duration of the closure.
- A minimum of six weeks notice is required to process any applications for temporary closures.

This means that the Public Right of Way must not be stopped up, diverted, obstructed (this includes any building materials or waste generated during any of the construction phases) or the surface disturbed. There must be no encroachment on the current width, at any time now or in future and no furniture or fixtures may be erected on or across Public Rights of Way without consent.

Meopham Parish Council

We raise no objection to this application, subject to compliance with local planning policy.

Neighbouring properties

The application has been advertised by individual neighbour letters to 4 properties, on site and in the press (due to a PROW in close proximity). The overall consultation period expired on 29 December 2023.

No letters of objection were received.

Local Ward Councillors were also consulted, and no responses were received.

Officer's Analysis

Proposal

This application seeks permission for two proposed flat roof side dormer extensions.

There are two existing small side dormers serving a bedroom and the stairway that will be replaced. The new larger dormers will increase the size of the existing bedrooms and bathroom. They will project out from the roof slope by approximately 1.5m and will be well contained within the existing roof slope at between approximately 6.4m and 7.2m in length.



The dormers will be constructed in matching materials.

Design, Character and Appearance

Section 12 of the NPPF 2023 relates to achieving well-designed and beautiful places and sets out the Government's requirements in relation to design issues. Paragraph 131 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 135 of the NPPF 2023 also seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The property is a detached chalet style dwelling, located in the rural settlement of Meopham, inset from the Green Belt. Cheyne Walk is a quiet, residential road.

Current Google Earth Image:



Current Front Elevation:



The proposed dormers will sit well within the roof slopes, away from the sides and up from the eaves. They will also be set well down from the main ridge. They will be read in the context of the shape of the main roof and will not appear too bulky. There are other neighbouring properties that have similar roof extensions (as can be seen at the neighbouring property in the image above).

With regard to the impact on the landscape, Policy CS12 of the Gravesham Core Strategy 2014 is relevant to this application, relating to green infrastructure. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment (LCA) 2009 will be taken into account in determining applications. The site is located within the Meopham Downs Landscape Character Area. However, as the site comprises an existing residential property within the rural settlement boundary of Meopham, the proposal will not have any adverse impact on the landscape character of the area.

Overall, the proposal is considered to be acceptable from a design perspective and would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraphs 135 and 180 of the NPPF 2023.

Residential Amenity

The NPPF 2023 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 135f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, 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.

Future Occupiers

The size of the proposed accommodation is acceptable with regards to the provision for future occupiers, and the size of the rear garden will remain unaffected. The proposal is therefore considered to comply with Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF 2023 and would safeguard the amenity of future occupants.

Neighbouring Properties

There will be windows facing towards neighbouring properties within the proposed side dormers. However, there are already windows within the existing dormers. There would be no change in terms of windows facing the most closely affected property at No. 3; there is an existing window here that serves an existing stairway. The proposal is therefore not considered to cause any significant loss of light or privacy, nor have any dominant impact on neighbouring properties, particularly also considering the presence of existing similar dormer extensions at neighbouring properties. No neighbouring representations have been received. The proposal would comply with Policy CS19 of the Core Strategy 2014.

Parking and Highways

The proposal would have no impact on the existing parking provision and access and there would therefore be no adverse parking or highway impact from the proposal, which would comply with saved Policies T1, T5 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014.

Conclusion and Recommendation

The proposed side dormer extensions are considered to be acceptable in terms of the design and impact on the application building and the character and appearance of the surrounding area, and with regards to residential amenity and highways and parking matters. The proposals would therefore comply with the requirements of Policies CS11, and CS19 of the Core Strategy 2014, saved Policies T1, T5 and P3 of the Local Plan 1994, and paragraphs 115, 131, 135 and 180 of the NPPF 2023.

(For detailed conditions and informatives, see draft Decision.)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:	<i>K. Parkin</i>	Signed:	
Dated:	18 January 2024	Dated:	18 January 2024