



Delegated Report

Householder Planning Application

Planning Application No: 20231304

Location: Green Ridge Wrotham Road Meopham Gravesend

Description: Erection of first floor extension to form 3 bedrooms and 3 bathrooms.
Conversion of existing garage to form a gym. Erection of single storey garage to north side of existing house.

Applicant: Mr Sam Bott

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form

23-20-01 – Location Plan

23-20-02 – Block Layout Plans, Existing and Proposed

23-20-03 – Existing Floor Plans

23-20-04 – Existing Elevations

23-20-05 – Proposed Plans

23-20-06 – Proposed Elevations

23-20-07 - Planning and Design Statement

Relevant Planning History

Reference	Description	Decision	Decision Date
20080998	Erection of first floor extension to form three bedrooms and three ensuite bathrooms.	Permitted	08.01.2009
20010961	Erection of two storey side extension to form a garage, guest bedroom and w.c. at ground floor level with two bedrooms and a bathroom/w.c. over.	Permitted	14.02.2002
19970531	Erection of conservatory at front.	Permitted	09.09.1997
19850576	Construction of new roof and formation of dormer extensions in the front and rear roof slopes and conversion of roof space to form two bedrooms and bathroom	Permitted	30.08.1985
19800231	Erection of single storey side extension to form a bedroom with en suite bathroom	Permitted	12.05.1980
19490177 (TH/6/49/177)	Erection of bungalow on site already approved for that purpose	Permitted	02.09.1949
19490124 (TH/6/49/124)	Use of land for erection of a bungalow	Permitted	01.07.1949

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
- CS20 – Development affecting Conservation Area

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 - Impact of Development on Highway Network
- TC3 – Development affecting Conservation Area

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
- Section 15 – Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

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); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Meopham Parish Council:

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

Ward Councillors:

No comments received.

GBC Highways Officer:

I have no highway objections; the site can readily accommodate the number of parked vehicles to comply

with car parking guidance. However, with three additional bedrooms there should be provision for the parking of three cycles. (The dressing room for bedroom one could easily be used as a bedroom).

GBC Conservation Officer:

No comments received.

Neighbouring properties

5no. surrounding properties were consulted and site notice places on 9th January 2024. An advert was also placed on 5th January 2024. The date of expiry is 26th January 2024. No comments were received from members of the public.

Officer's Analysis

Principle of Development

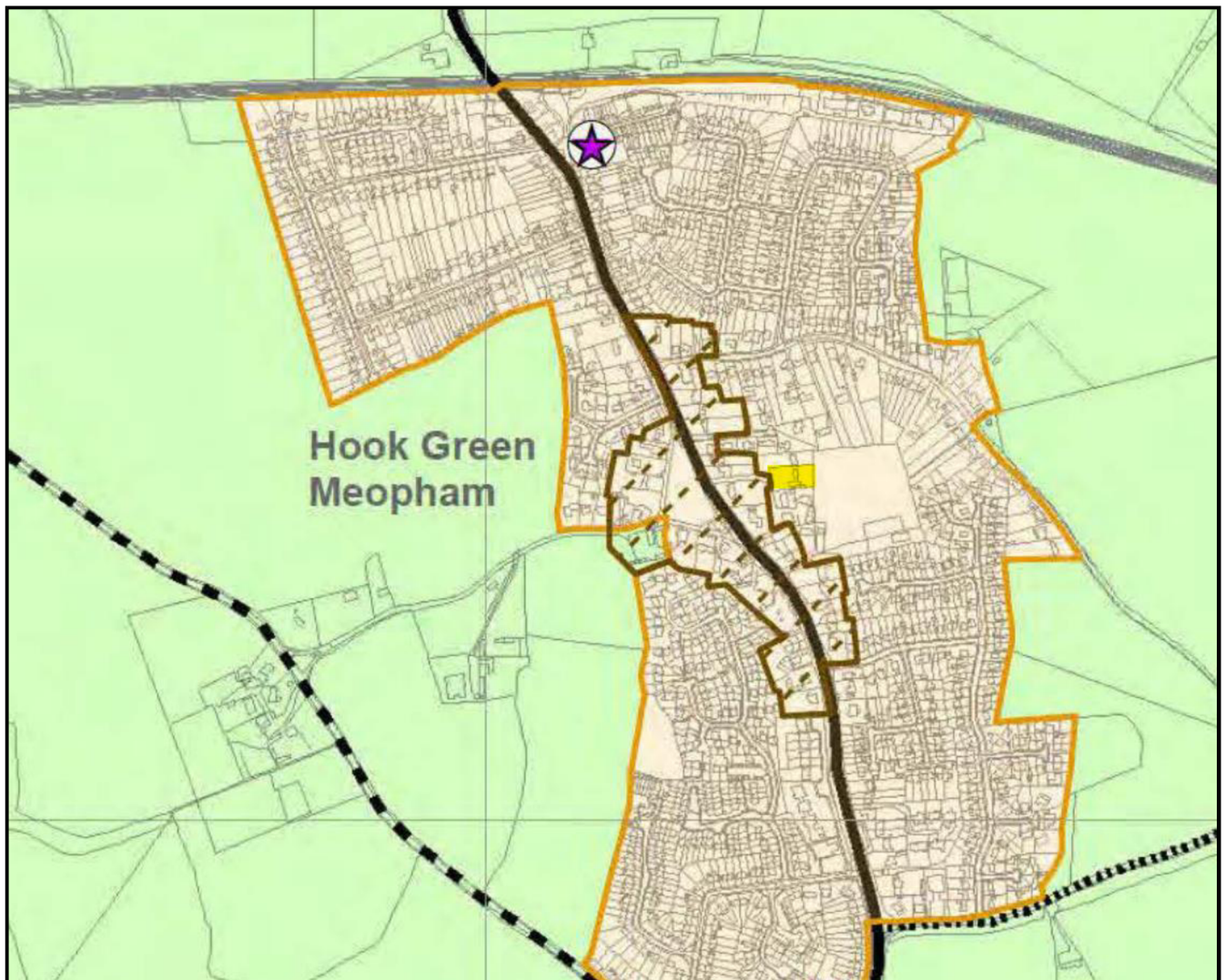
This application is located inside a rural settlement inset from the Green Belt., where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development.

However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Conservation Area, Amenity of Future Occupiers, Residential Amenity of neighbours and Highways Impacts.

It is important to note that similar development was previously approved under planning reference 20080998. The works were not carried out and the dwellinghouse has not been extended since that time. The permission for those works has expired. Whilst it is important to note that a similar approval was provided, a full assessment will be necessary given the length of time since and the likely change in planning policy and practice since. There may also have been contextual changes in the environment that warrant further consideration.

Design and Character

This dwellinghouse is located in a Rural Settlement inset from the Green Belt. As such the area is residential in nature. However, its character is mixed rural and residential given the communities isolated nature amidst the wider Green Belt. It is also noted that the edge of the Hook Green Conservation Area is located to the west side of the plot. The below map taken from the Local Plan Core Strategies Map (Page 9), shows the Conservation Area outlined and hatched in brown and the Rural Settlement inset from the Green Belt outlined in orange. The subject property has been additionally highlighted.



Given the previous similar approval which was not undertaken it also useful to understand the changes from that scheme. The plans below are useful for comparative purposes.

20080998 - Previously approved elevations (Not to Scale):



Proposed Elevations (Not to Scale):



Given the proximity of the property to the Hook Green Conservation Area, greater weight should be given to

the impact of the development on the character of the area, and it would be expected that the design and finish of the development would be of a high quality to respect the high quality environment of the wider locality.

This building is set back from the Wrotham Road by 89m and accessed via a shared track. As such its visual impact on the wider setting of the area is limited. The proposed extensions would not significantly alter the footprint of the building. But, it would result in new footprint to the side incorporating a single bay garage and an open fronted canopy on the front elevation. The extensions would increase the height of the single storey section of the building to match the hipped roof height and form of the existing two storey element. Although this would be larger than the existing dwellinghouse it would be more symmetrical in appearance and would not be dissimilar in bulk to other nearby two storey dwellinghouses. As such the overall scale and appearance is appropriate to the wider setting. The proposed materials would match the existing (With a change of window colour from brown to grey) and an appropriate condition would secure this. There would be some increase in hard surfacing to create entrance to the proposed garage but this would not be a significant amount and predominant landscaping would remain soft landscaping.

On balance, the proposed development would comply with the requirements of Policy CS19 and CS20 of the Core Strategy 2014, Saved Policy TC3 of the Gravesham Local Plan: First Review (1994) and Section 12 and 16 of the NPPF (2023), Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in terms of design, character and appearance and impact on the Conservation Area.

Amenity of Future Occupiers

The NPPF (2023) 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 with Policy CS19 of the Core Strategy, 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. The impact on neighbours will be assessed in the next section of the report.

The additional rooms created as part of the proposed development would comply with the minimum space standards in the Residential Layout Guidelines (2020). As a 4 bedroom property it would be required to have a minimum of 10 metres rear garden depth and 100 m² garden area. The depth would be 18.6 and the area would be 513m².

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

The existing dwellinghouse is 5.4m from the northern boundary and 3.3m from the southern boundary which adjoin neighbouring properties. There would be no change to the distance from the southern boundary but an increase in height at this end of the building. At 3.3m this would not result in an overbearing impact or bulk. To the north the distance would be decreased to 2.1m. However, this would be as a result of a single storey extension and the low form single storey side extension would not overbear on the neighbouring property either. There would be no new opening at first floor in the north elevation. There would be a new opening at first floor in the south elevation, serving a bathroom. To avoid potential overlooking a condition would be applied requiring the window to be obscure glazed and fixed shut, if approved.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Highways

The GBC Highways Officer has advised that there would be sufficient space for parking of vehicles. However, they have advised that due to increased bedrooms there would be a requirement for additional cycle storage for 3 cycles. This would be reserved by condition, where approved.

Adequate vehicle and cycle parking provision is therefore available in accordance with paragraphs 110 to 113 of the National Planning Policy Framework (2023), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014 subject to further details of cycle parking provision.

Conclusion & Recommendation

The proposed development complies with all relevant national and local planning policies, subject to conditions. The recommendation is therefore to approve.

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

Case Officer:	Mrs Lisa Fisher	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	2 nd February 2024	Dated:	6th February 2024