



Delegated Report

Householder Planning Application

Planning Application No: 20240444

Location: 32 Orchard Drive Meopham Gravesend Kent

Description: Erection of a single storey rear extension to form living space and garden room.

Applicant: Mr Chris Toon

Site Visit Date: N/A

Submitted Documents/Plans

Application Form;
Block Plan – Existing (received on 24.05.24);
Block Plan as Proposed (received on 20.05.24);
OS Plan (received on 24.05.24);
Drawing No. CT/E01 – Rear Elevation – Existing and Proposed;
Drawing No. CT/B01 – Floor Plans – Existing and Proposed;
Drawing No. CT/D01 – Side Elevation – Existing and Proposed;
Drawing No. CT/C01 – Front Elevations – Existing and Proposed; and
Drawing No. CT/A01 – Roof Plan – Existing and Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
19840092	The erection of single storey side extension to form enlarged kitchen	Permitted	30.03.1984
19540045	Erection of 21 pairs of semi-detached bungalows and 12 detached bungalows	Permitted	04.08.1954

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 (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

We could see no obvious reason to reject this, subject to the application being within bulk and scale guidelines. Orchard Drive has a history of similar applications being approved and therefore no objection was raised.

Neighbouring properties

Six surrounding properties were consulted, a site notice was displayed on 12.06.23 and the overall consultation period expired on 05.07.24. No representations have been received.

Site Description

32 Orchard Avenue is a semi-detached bungalow located to the south-west of the highway.

Google Image



This application proposes the erection of a single storey rear/side extension to form living space and garden room.

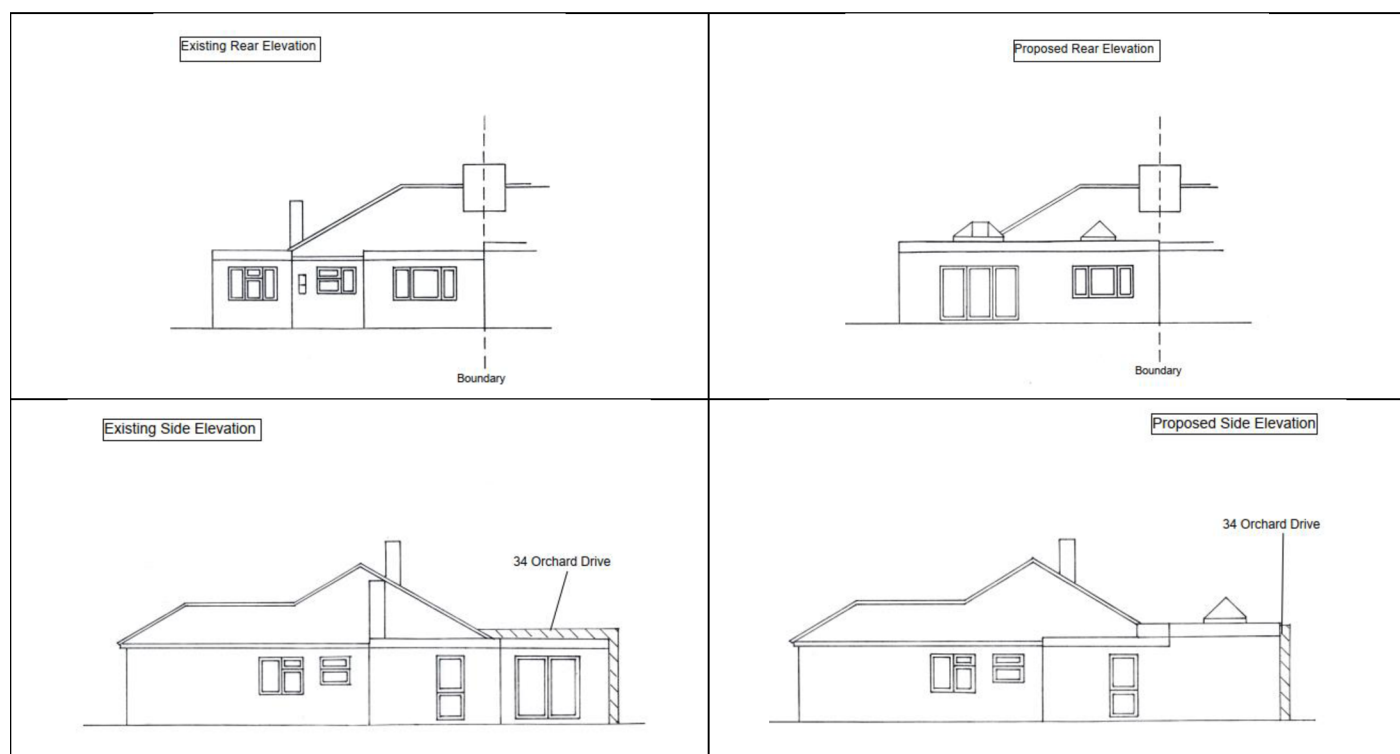
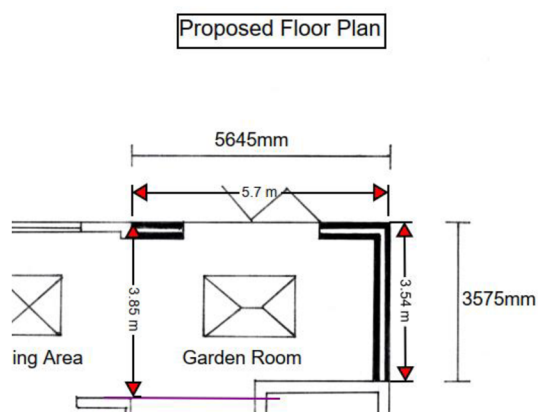
Proposed Development

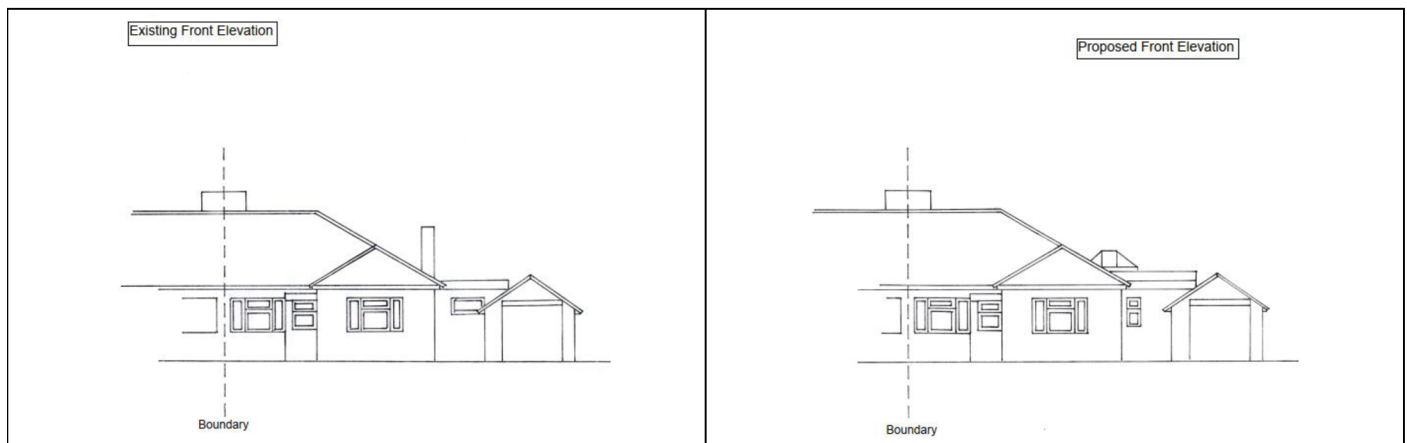
The proposed development would create space for internal layout changes, a new WC, dining area and garden room along with fenestration alterations.

The extension would have the following dimensions according to the plan measurements:

- Height – (max) 3.20m (max including roof lanterns 4.06m)
- Depth – (max) 3.85m
- Width – 5.70m

There is a slight measurement discrepancy between the plan measurement and stated dimension, however, the plans are hand drawn and this is a minimal amount. As such, this is not considered to raise concern. Essentially, the proposed extension is a single storey rear/side infill extension, which is shown clearly on the plans:





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.*

In terms of design, it is desirable for extensions to compliment the style of the main property roof and for the eaves of the extension to respect the eaves line of the host dwelling, to help ensure that the extension would be a sympathetic addition. This is of particular importance when the development would be visible from the street. The extension proposed by this current application would exceed the height of the existing side projection, currently used as a utility room. Although this is not ideal, the development would largely be screened by the utility room and existing garage. As such, the proposal is not considered to detrimentally impact the street scene and the development is not considered to be contrary to the overall character of the area.

In terms of materials, the proposed extension would largely match the existing dwelling, which is desirable to ensure a satisfactory visual relationship between the host dwelling and new development. Furthermore, the fenestration alteration in the front elevation of the side projection does not raise concern.

The site lies within the Meopham Downs Landscape Character Area, which 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/side extension is not considered to detrimentally impact the Landscape Character Area.

Therefore, the proposal is acceptable and accords with Policy 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, the proposed WC, dining area and lounge would comply with the guidance. Garden rooms and utility rooms are not specified, however there is considered to be sufficient space, according to the plans. The new WC would have a new window, which can be conditioned to be obscure glazed, to ensure privacy. Therefore, 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.

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 2 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. In addition, the proposal is considered to be overall subservient to the existing dwelling. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours and would not detrimentally impact the street scene or character of the area.

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:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	10th July 2024	Dated:	10 July 2024