

Delegated Report

Householder Planning Application

Planning Application No: 20211485

Location: Maycroft Wrotham Road Meopham Gravesend

Description: Demolition of existing lean-to, conservatory and single storey extension.
Erection of two storey side extension and single storey rear extension.

Applicant: Mr James Murphy

Site Visit Date: 25 January 2021

Submitted Documents/Plans

Householder Planning Application form;
Drawing no. 9000-A-001 Location and block plan;
Drawing no. 9000-A-100 Rev. 01 Existing layouts;
Drawing no. 9000-A-101 Existing elevations;
Drawing no. 9000-A-200 Rev. P07 Proposed layouts;
Drawing no. 9000-A-002 Rev. P01 Proposed block plan;
Drawing no. 9000-A-201 Rev. P07 Proposed elevations;
Letter from the agent dated 02 December 2021; and
Email from the agent dated 26 January 2022.

Procedural issues

The proposed development was originally described as 'Demolition of existing lean-to, conservatory and single storey extension. Erection of a two storey side extension, single storey rear extension and new detached garage'. Following the receipt of a neighbour representation, the applicant decided to omit the proposed garage from the application and the description of the proposal was amended to that shown above.

As the amendment to the application reduced the extent of the proposed development and overcame the concerns raised by a local resident, there was no need to re-publicise or re-consult.

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Development & Design Principles

- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on Highway Network
- P5 – Exceptions to Vehicle Parking Standards
- TC2 – Listed Buildings
- TC3 – Development Affecting Conservation Areas
- TC7 – Other Archaeological Sites

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

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)
- Householder Extensions/Alterations Design Guide SPD (2021)

Other documents

- Nationally Described Space Standard 2015
- Gravesham Landscape Character Assessment 2009

Consultations, Publicity and Representations

GBC - Highways Officer

I have no highway objections the site has more than adequate car parking and it is not encroached on significantly as part of this proposal. The new garage in highway terms can be considered a bonus and provides some space for the secure storage of cycles as well as parking a car.

The property already had four bedrooms and an accessible loft space, as such there are no changes that impact on highway considerations.

GBC Conservation Officer

Maycroft sits on a large plot of land and is set back from the road. There is an attractive high laurel hedge to the front above a modern red brick wall. The extension is set back from the front of the main house, which is rendered and painted to its left side, the right side being yellow stock brick. The proposed extension is to be rendered to match the side wall.

Subject to colours and external materials being approved there are no adverse comments.

KCC Heritage

No comments.

Meopham Parish Council

No objection.

Neighbouring properties

The application was publicised by a site notice, newspaper advert and to eight neighbouring properties by letter (prior to the removal of the proposed garage element). One representation has been received and is summarised as follows;

- Objects to the proposed free-standing garage in front of the existing building line.
- There is a restrictive covenant which prevents the erection of a separate building in the area where the garage is proposed.
- Concern that the garage could be converted to a separate residential unit in future, with increased traffic, noise and disturbance.
- An existing stable block at the rear could be converted into a garage.

Officer's Analysis

Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

Policy CS20 of the Gravesham Local Plan Core Strategy September 2014 places a high priority on the preservation, protection and enhancement of its heritage and historic environment. Saved Policy TC2 of the Gravesham Local Plan First Review November 1994 states that for development affecting the setting of listed buildings, the integrity of the listed building should be maintained and that proposals should be sympathetic to the listed building in terms of massing, scale, appearance and materials. Saved Policy TC3 of the Gravesham Local Plan First Review November 1994 sets out that development within or affecting conservation areas will be carefully judged for its impact and will be expected to make a positive contribution to the conservation area.

The Hook Green, Meopham Conservation Area and a Grade II listed building (Water Ditch, Wrotham Road) are located immediately to the east of the application site. The proposed development would be largely located to the rear of the building, with a set back, two storey side extension located on the southern elevation being the only feature visible from the front. The proposal would add significant bulk to the building but would be subservient in size to the application property and would be in keeping with its overall design and appearance. It would also replace an existing single storey rear extension and conservatory.

The proposed materials would be render and tile. It is noted that the front elevation of the existing building is faced with red bricks, the northern side elevation is yellow brick and the rear and southern side elevations are rendered. The existing roof is tiled. As the proposed extension would be set back from the front elevation and the proposed facing materials would match with the existing side elevation of the building, it is considered that the proposed materials would be acceptable.

It is noted that the GBC Conservation Officer does not raise an objection to the proposal, provided that external facing materials are subject to approval via a planning condition attached to any planning permission granted.

Therefore the proposed development would be appropriate in terms of design, would not detract from the character or appearance of the surrounding conservation area or listed building and would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy September 2014, Saved Policies TC2

and TC3 of the Gravesham Local Plan First Review November 1994 and the Householder Extensions/Alterations Design Guide SPD 2021.

The application site is located in the Meopham Downs Landscape Character Area where, according to the Gravesham Landscape Character Assessment 2009, the overall condition of the landscape is good and it has moderate sensitivity. The document recommends that the key landscape elements should be conserved and reinforced. Policy CS12 of the Gravesham Local Plan Core Strategy (September 2014) requires proposals to take account of the Gravesham Landscape Character Assessment 2009 and to ensure that landscape character is conserved, restored and enhanced.

The proposed development would result in a significant enlargement of the existing building, within the confines of an existing residential garden, located in the village of Meopham. The domestic character of the application site would be retained and the development would not be especially visible in the wider landscape setting. Therefore there would be no adverse impacts to landscape character and the proposed development would be in line with Policy CS12 of the Gravesham Local Plan Core Strategy September 2014 and the Gravesham Landscape Character Assessment 2009.

Amenity of Future Occupiers

The proposed development would improve the living conditions for future occupiers and an appropriate amount of garden area would be retained. As such, the proposed development would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 and SPG2 Residential Layout Guidelines 2020.

Neighbouring Amenity

The closest dwellings to the application site are Lyndhurst, Wrotham Road (located to the north); Fircroft, Wrotham Road and no. 16 Cheshunt Close (located to the south); and no. 18 Cheshunt Close (located to the west). Water Ditch, The Stables, Taralee and High Firs, Wrotham Road are all located to the east, across the roadway.

The proposed development would result in new ground and first floor windows facing to the front and rear of the application property. However as there would be a privacy distance of at least 35 metres in both directions, there would be no adverse overlooking impacts. In addition, the proposal would introduce new ground floor French doors and amended ground and first floor openings (to hallways) in the side elevation facing Fircroft, Wrotham Road. However as there are no windows in the side elevation of Fircroft; because the existing boundary treatment would screen any overlooking; and because a hallway is a non-habitable room, there would be no adverse overlooking impacts. No new windows would face Lyndhurst, Wrotham Road.

In order to ensure that there are no future adverse overlooking impacts, any planning permission granted should be conditioned to preclude the insertion of future openings at first floor level in the side elevations of the proposed development.

Due to the design of the proposal, the layout/separation of the properties and the orientation of the buildings, there would be no adverse overshadowing or overbearing impacts to any neighbouring occupiers.

Overall the proposed development would not be detrimental to residential amenity and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Parking and Highways

The proposed development would not result in any significant alteration to the existing parking arrangements or the number of bedrooms at the application site and no objection has been raised by the GBC Highways Officer. As such, the proposed development would have no adverse impacts to highway safety and would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P5 of the Gravesham Local Plan First Review November 1994.

Any Other Material Planning Considerations

The application site is located within Groundwater Source Protection Zone 2 and a gas pipeline is located close to the site frontage. However, as the proposed development is within the confines of an existing residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to groundwater or gas infrastructure. As such, the proposed development would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

The application site is located in an area of multi-period archaeological potential. However KCC Heritage raise no objection to the proposed development. As such, the proposal would have no adverse impacts archaeology and would be in line with Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

It is noted that there is a Tree Preservation Order (TPO) at rear of the application site;



Extract from TPO plan

However as the proposed development would be located a significant distance away from the protected tree, there would be no adverse impacts. The TPO can be brought to the attention of the applicant by way of an informative on any planning permission granted.

It is also noted that Meopham Parish Council raise no objection to the proposed development and that the concerns raised by a local resident have been overcome by the omission of the proposed garage.

Suggested conditions

Time limit

Development in accordance with the approved plans

Materials details to be submitted for approval

No further openings at first floor level in side elevations

Retain amended block paved parking area

Conclusion & Recommendation

The proposed development would comply with local and national planning policies and subject to the conditions set out above, planning permission can be granted.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	26th January 2022	Dated:	27 January 2022