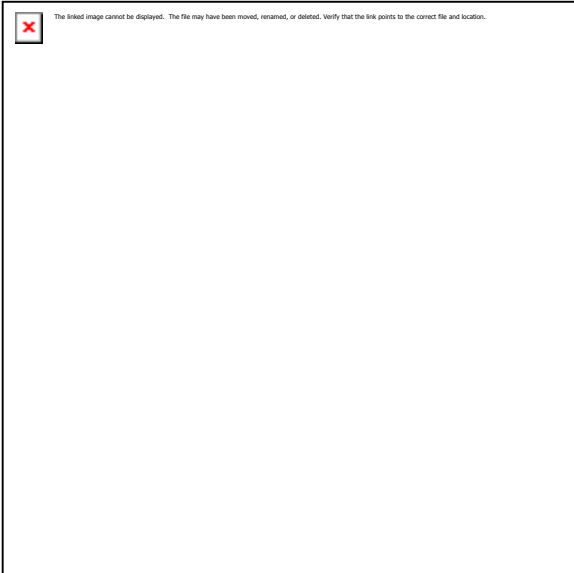




Delegated Report

Householder Planning Application

Planning Application No: 20220369

Location: Ridgeway Whitepost Lane Culverstone Gravesend

Description: Erection of a single storey front extension.

Applicant: Mr Stephen Russell

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form;
- Drawing No: 001 (Proposed Block Plan & Site Location Map);
- Drawing No: 002 (Existing/Proposed Floor Plans);
- Drawing No: 003 (Existing/Proposed Site Plans);
- Drawing No: 004 (Existing/Proposed Front Elevation & Existing Rear Elevation);
- Drawing No: 005 (Existing/Proposed Elevations);
- Drawing No: 006 (Existing/Proposed Frontal 3D Views) and;
- Drawing No: 007 (Existing/Proposed Rear 3D Views).

Relevant Planning History

Reference	Description	Outcome	Decision Date
19750482	Erection of a single storey extension at rear to form dining room	Permitted	03.09.1975

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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Meopham Parish Council

No objections.

KCC - Heritage Conservation

“The site lies within an area of multi-period archaeological potential. However, I consider it unlikely that these proposals, immediately adjacent to the existing dwelling, would have a significant below-ground archaeological impact and have no further comments to make in this case.”

Neighbouring properties

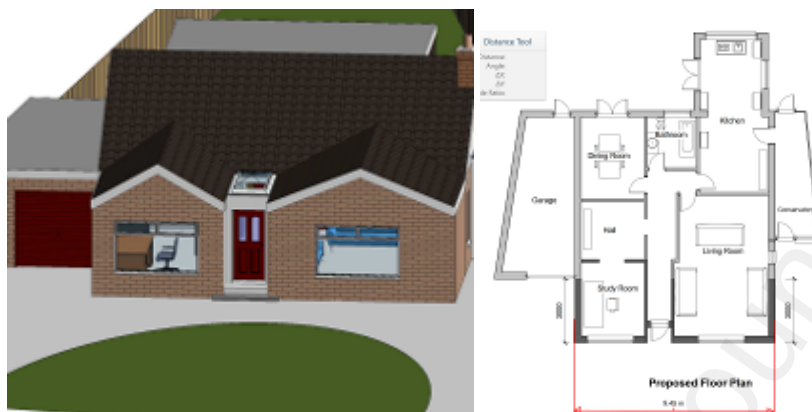
The application was advertised by way of letter to 9 surrounding properties. The consultation period expired on 6th May 2022 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of a single storey front extension which will project 3m from the front elevation and span 9.4m. The extension will include a recessed area in which the front door will set, the recess will have a depth of approx. 0.7m. The extension will include two pitched roof finishes either side of

the front door which will have a maximum height of approx. 3.6m and will include two windows which will serve a study room and a living room. The front door recess will be covered with a flat roof and a roof light.



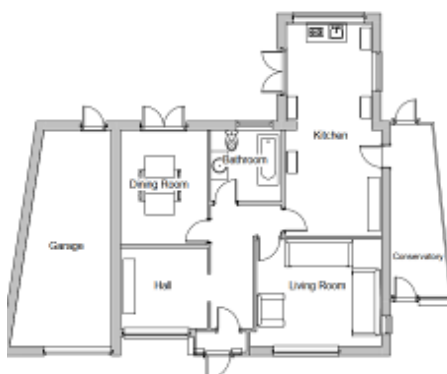
Character and Appearance

Ridgeway is a detached bungalow in use as a single dwelling. It has only been extended previously in the form of a single storey rear extension. The site is situated in a rural settlement which is inset from the greenbelt as well as the Meopham Downs Landscape Character Area.

The property is set back approx. 16m from the front boundary and has generous frontage. The proposal seeks to extend to the front by 3m which will only make a modest reduction to the frontage. The site has some soft landscaping to the front which is shown as retained in the proposed site plans.



The proposed extension will be finished with two front facing gables which will be asymmetrical in shape and size owing to the shape of the existing rooms downstairs. Post development the extension will allow for a larger living room and a new study room.



Existing Floor Plan

The general streetscene is mixed and varied with varied styles of properties. The bungalow opposite the application site is also asymmetrical to the front and has two front facing gables of which one is hipped. The proposed extension would not be seen as an out of character addition to the area given the mixed nature of properties within the vicinity.



The proposal is therefore considered compliant with CS19 of the Local Plan Core Strategy 2014.

Amenity of Future Occupiers

Post development the living room will measure approx.28 sqm and the study will measure approx. 11sqm which is compliant with the Council's technical standards. The study room would be considered a secondary living area and so the proposal adequately safeguards the amenity of future occupiers.

Neighbouring Amenity

Due to the detached nature of the properties in the streetscene and owing to the fact the property is set in from both shared boundaries the proposal adequately safeguards the amenity of neighbouring properties and poses no harm to light, outlook and privacy. Therefore the proposal is compliant with CS19 of the Local Plan Core Strategy 2014.

Parking and Highways

Post development the drive would retain a minimum depth of 14sqm. The plans show there will be adequate parking provision and retention of soft landscaping and so the proposal is deemed to retain adequate parking provision.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within Meopham Downs Character Area, as set out in the Council's Landscape Character Assessment document.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that this development would not be detrimental to the Meopham Downs Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	19th May 2022	Dated:	18th May 2022