

Delegated Report

Householder Planning Application

Planning Application No: 20230571

Location: 12 Edmund Close Meopham Gravesend Kent

Description: Erection of a single storey side extension and installation of a first floor window in the flank elevation of the existing dwellinghouse.

Applicant: Mrs Sandra Witten

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form;
Supplementary Information – Supporting Letter;
Block Plan – Existing (received on 30.05.23);
Block Plan – Proposed (received on 30.05.23);
Site Location Plan (received on 30.05.23); and
Drawing No. MAD-466-02 – All Plans – Existing and Proposed.

Relevant Planning History

No relevant history.

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

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

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

Meopham Parish Council raises no objections on this planning application providing it meets the requirements of GBC's Householder Extensions/Alterations Design Guide.

Neighbouring properties

Five surrounding properties were consulted, a site notice was displayed on 15.06.23 and no responses were received. The overall consultation period expired on 07.07.23.

Officer's Analysis

12 Edmund Close is a two storey end of terrace property located to the north east of Edmund Close.

Site photo taken when notice was displayed



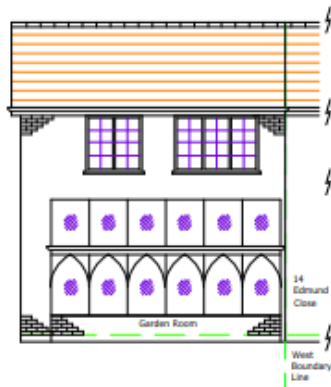
This application proposes the erection of a single storey side extension along with the installation of a new window at first floor level in the flank elevation of the existing dwelling.

Proposed Development

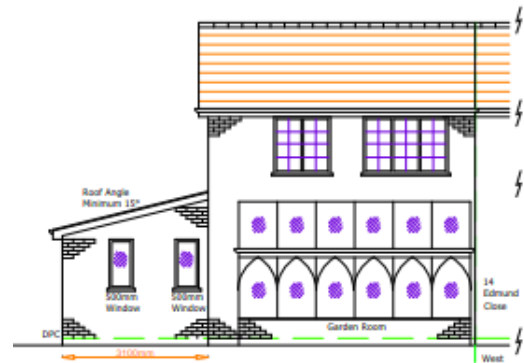
The proposal would create space for a new utility room and WC. In addition, the existing gate in the front wall would be relocated to the side in order to create space for a new bin storage area within the back garden. Furthermore, a new window would be installed in the flank elevation of the existing dwelling to create space for a WC ensuite.

The extension would be angled which maximises space whilst maintaining a gap between the development and the site boundary. It would have the following (maximum) dimensions:

- Height 3.44m
- Depth 3.94m
- Width 3.10m



Existing Rear (North) Elevation 1:100



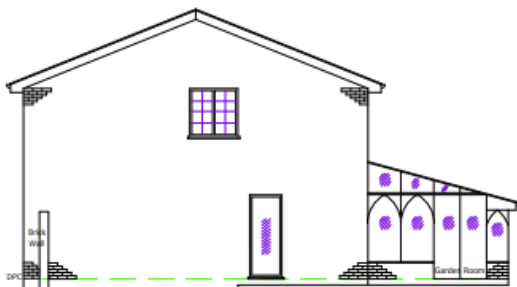
Proposed Rear (North) Elevation 1:100



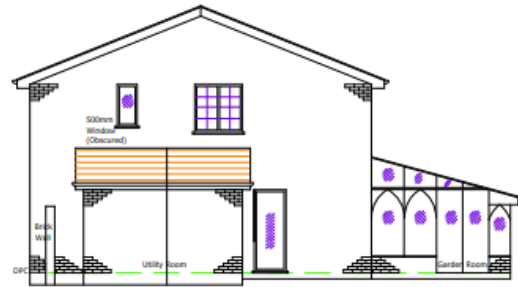
Existing Front (South) Elevation 1:100



Proposed Front (South) Elevation 1:100
Shown without the Brick Wall



Existing Side (East) Elevation 1:100



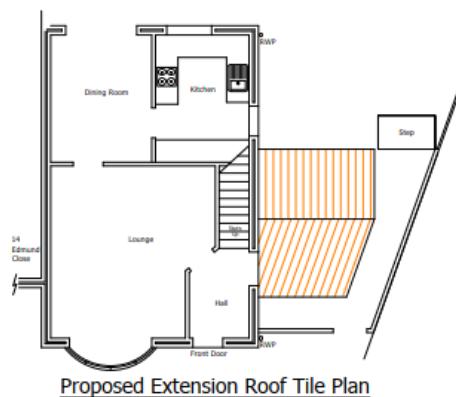
Proposed Side (East) Elevation 1:100

Design, Character and Appearance

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.

Gravesham's Householder Extensions/Alterations Design Guidance SPD (Design SPD)(2021) sets out the key principles for development of the home. The Design SPD (2021) highlights the importance of new development respecting the original character of the existing dwelling including roof styles and pitches to match the host dwelling.

As aforementioned above, the extension is angled and it is noted that the maximum width of the extension would be greater than half the width of the dwellinghouse. Notwithstanding this, the width of the extension closest to the front of the property would be less than half the width of the dwellinghouse and in addition, the extension would be set back sufficiently from the front elevation as indicated by the roof plan below.



Furthermore, the depth and height of the extension would not be excessive and a gap is maintained between the site boundary and the flank walls of the development. As such, the proposed extension is considered to be a subservient addition to the existing dwellinghouse.

In terms of materials, the extension would be constructed using external materials to match the existing dwelling including brick and blockwork, uPVC windows, uPVC doors and roof tiling. It would also be constructed with a pitched roof which is aesthetically pleasing and corresponds to the design of the existing dwelling.

The proposed extension is not considered to detrimentally impact the street scene. In situ, and with consideration to the existing boundary treatments, the development is unlikely to be a highly visible addition. Furthermore, the extension would not be considered to cause harm to the character of the area as it would be subservient, set back from the front elevation and has been designed to be sympathetic to the existing dwelling.

The proposed window in the flank elevation of the existing dwelling would be obscure glazed. It would be preferable for the window to align better with the existing window at first floor level, however, on balance this is satisfactory.

The relocation of the front gate in the front boundary wall is considered to be acceptable and would not detrimentally impact the host dwelling or street scene in terms of design, character and appearance. The development can be conditioned to match the existing external materials to ensure a satisfactory visual relationship between the existing and new development. Furthermore, the repositioning of the step in the rear garden is acceptable.

As such, the development is in accordance with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021.)

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth. This property is slightly unusual in that it doesn't have a rear garden, but does benefit from a side garden which runs the length of the property. While a portion of this garden area will be lost to the extension, the property is only two bedroom and as such the proposal meets the requirements for a two bedroomed property post development. The RLG (2020) also sets out room sizes, although utility rooms are not specified, the development is considered to provide sufficient space.

Overall, the proposed development is considered to provide acceptable room sizes and garden space to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Neighbouring Amenity

No neighbour responses were received during the consultation process, however the development has been assessed in terms of neighbouring amenity.

In situ, the proposal would not affect neighbouring amenity in terms of loss of light, privacy, outlook or cause a sense of enclosure. The new window at first floor level shall be conditioned to be obscure glazed. Therefore, it the proposal is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Highways and Parking

The proposal raises no concerns in terms of highways and parking.

Any Other Material Planning Considerations

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.

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Impact on the Landscape

The application site is inset from the Green Belt and located within the Meopham Downs Landscape Character Area. This area 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.

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 unlikely that the proposed development would have any detrimental impacts on the character of the landscape, by virtue of its location within the rural settlement.

Conclusion

The proposed development will be constructed using acceptable external materials to match the existing dwelling, is subservient to the existing property and will not detrimentally harm the character and appearance of the dwelling or surrounding area. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours.

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:	L Hankin	Signed:	
Dated:	14th July 2023	Dated:	17 July 2023