



Delegated Report

Householder Planning Application

Planning Application No: 20230540

Location: 4 Tradescant Drive Meopham Gravesend Kent

Description: Erection of a first floor side extension to form an annex along with part of ground floor level.

Applicant: Chris Aujeet

Site Visit Date: 7 July 2023

Submitted Documents/Plans

- Application form;
- Location Plan;
- Drawing no. LOCPLAN/01 – Proposed Block Plan;
- Drawing no. LOCPLAN/01 – Location Plan;
- Drawing no. TP/BR/01 – Existing Ground Floor Plan;
- Drawing no. TP/BR/02 – Existing First Floor Plan;
- Drawing no. TP/BR/05 – Proposed Ground Floor Plan;
- Drawing no. TP/BR/06 – Proposed First Floor Plan;
- Drawing no. TP/BR/03 – Existing Roof Plan;
- Drawing no. TP/BR/07 – Proposed Roof Plan;
- Drawing no. TP/BR/04 – Existing Elevations;
- Drawing no. TP/BR/08 – Proposed Elevations;
- Drawing no. BLOCPLAN/01/A – Existing Block Plan
- Photographs x 4

Relevant Planning History

Reference	Description	Decision	Decision Date
20211427	Conversion of existing garage into a habitable room including front extension and alterations including removal of existing pitched roof.	Permitted	14.04.2022
20210872	Extension to the existing garage and conversion of the garage into habitable rooms.	Refused	02.09.2021
20100318	Erection of single storey side extension to form kitchen and utility room incorporating erection of a front porch.	Permitted	03.06.2010
20010877	Demolition of existing garage and utility room and erection of single storey side extensions to form a utility room and an attached garage.	Permitted	03.01.2002
19770260	Erection of 2 storey rear extension to form lounge and bedroom extension	Permitted	31.05.1977

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009).

Informal Guidance

- Kent Design Guide Review: Interim Guidance Note 3 – Residential Parking (2008)

Consultations, Publicity and Representations

Consultees

Meopham Parish Council

Objects to this planning application as it is inappropriate for the street scene. Also raises concerns that the plans may not meet the requirements of GBC's Householder Extensions/Alterations Design Guide.

Dickens Country Protection Society

The Society would suggest if consent is granted, conditions should be imposed restricting the occupation of the new unit to a family member and controlling its occupation or disposal separate from the main dwelling.

Neighbouring properties

6 surrounding properties were consulted with an overall consultation expiry date of 19.06.2023 – no comments received.

Officer's Analysis

The application site consists of a two storey detached dwelling situated in Hook Green, Meopham a rural settlement inset from the Green Belt. It is also situated in the Meopham Downs Landscape Character Area.

The principle considerations in the assessment of this application are:

- Whether the proposed development annex would be ancillary to the host dwelling;
- Design, Character and Appearance of the Proposed Extension;
- Landscape Character;
- Amenity of Future Occupiers;
- Neighbouring Amenity; and
- Parking and Highway Safety.

Whether the proposed development annex would be ancillary to the host dwelling

No. 4 Tradescant Drive is a two storey detached dwelling situated on the eastern side of Tradescant Drive on the corner with Dormers Drive. It has two vehicular accesses from Tradescant Drive, one either side of the frontage with an area of garden in between.

The proposed annex would be situated in the first floor side extension which is proposed along with part of the ground floor of the existing dwelling (the part that would be underneath the proposed first floor side extension). The annex would therefore be attached to the existing dwelling and not in a separate detached building. It is stated on the plans that the annex is to be a 'senior relatives annex'.

There is no specific local or national planning policy that directly relates to the provision of extensions or buildings as annexes. However, there are emerging policies in the Regulation 18 (Stage 2) Development Management Policies Document (2020), including RES 3: Residential Annexes, that show the direction of travel the Council is going and such emerging policies may be accorded some limited weight.

By way of general guidance, a proposed annex should (where possible):

- Be subordinate to, and used in connection with, the main dwelling and must not be able to function without the main dwelling (for example, not having separate kitchen facilities).
- Be interconnecting with the main dwelling as a whole (for instance via doorways); if accessed by a separate external entrance this should not separate from the main dwelling and therefore should rely on a common shared access with the main dwelling.
- Be within the curtilage of the main dwelling.
- Have a functional connection with the main dwelling (e.g. the occupant should be a dependant relative of the residents of the main dwelling or employed at the main dwelling).
- Be in the same ownership as the main dwelling.
- Be designed in such a way as to easily allow the annex to be used at a later date as an integral part of the main dwelling.
- Have no boundary demarcation or subdivision of the garden areas between the curtilage of the main dwelling and the annex.
- Have adequate parking and amenity facilities for the needs of the annex occupants and the residents of the main dwelling.
- Comply with the Council's normal standards for extensions to a dwelling including those relating to design and the amenities of neighbouring occupiers.

It is a matter of fact and degree as to whether or not the proposed annex would be an annex or an independent dwelling. The proposed annex would be attached to the host dwelling as an extension and would not be a separate detached building. The proposed plans show that the annex would provide a kitchen and a lounge & diner at ground floor level and a double bedroom and an en-suite bathroom at first floor level, making it capable of independent occupation.

The annex would be within the same curtilage as the main dwelling. There is an access to the annex shown via the main front door of the host dwelling and there would be two internal interconnecting doorways between the host dwelling and the annex both at ground floor level – one from the main front porch of the host dwelling into the kitchen of the annex and the other from the kitchen of the host dwelling into the lounge & diner of the annex. However, the annex would also have two external doors in which the annex could be accessed without having to pass through the host dwelling (the existing single door in the south flank elevation of the dwelling that would go into the kitchen of the annex and the existing bi-fold doors in the rear elevation of the dwelling which would serve the lounge & diner of the annex). Both of these doors are accessed via an existing side access which runs down the southern flank of the dwelling therefore the proposed annex could be accessed and entered without passing through the host dwelling. There would also be no interconnecting doorways between the host dwelling and the annex at first floor level. One of the existing parking spaces for the property is situated directly in front of what would be the annex at the southern end of the dwelling. The annex is intended for occupation by an elderly relative. There are no alterations proposed in terms of sub-dividing the site or any separation of services, utilities, the garden area or any physical boundaries such as boundary walls.

In summary and in weighing up all the issues in terms of fact and degree the following is considered. The annex would be attached to the host dwelling via an extension and converting part of the existing ground floor of the dwelling, be within the curtilage of the dwelling house, have an access through the main house, have two interconnecting doorways at ground floor level and would share the garden with the host dwelling and have no proposed demarcation of boundaries. However, notwithstanding these elements, on balance, it is considered that the annex would not be subordinate to the main host dwelling as it would provide extensive accommodation for an annexe in the form of two storey accommodation across both ground and first floor levels, would be able to function without the main dwelling in terms of the accommodation proposed containing everything necessary for independent living, could be accessed without having to pass through the host dwelling due to access being possible via a separate side access and two external entrance doors and there being no interconnecting doorways at first floor level.

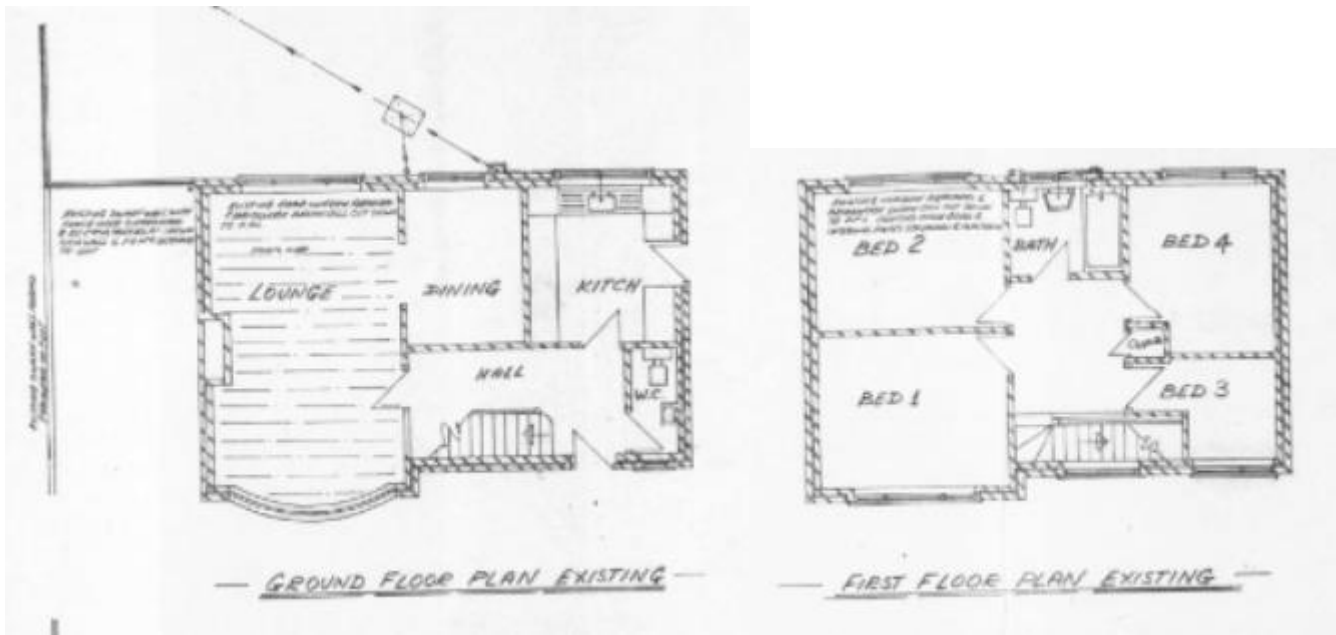
For these reasons it is considered the proposed annex would not be ancillary to the host dwelling and would create a unit of accommodation that would not be functionally connected to the residential use of the main planning unit and as such would easily lend itself to separate occupation harmful to the character of the area and amenity contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Design, Character and Appearance of the Proposed Extension

Tradescant Drive is characterised by detached and semi-detached two and single storey dwellings. Most have single storey elements to their side usually in the form of a garage. No. 4 has been extended with a two storey rear extension permitted under ref. 19770260, a single storey rear extension (no planning history), a single storey attached garage permitted under ref. 20010877 with conversion of the garage including a front extension and alterations including removal of the pitched roof permitted under ref. 20211427 and a single storey side extension permitted under 20100318.

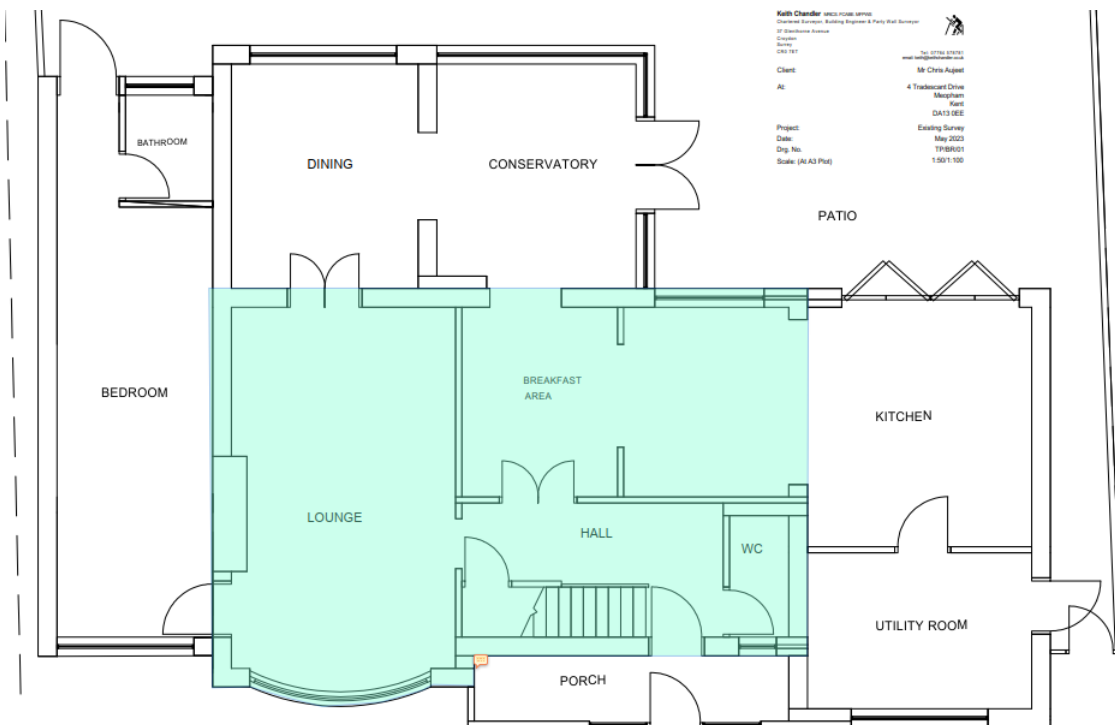
The development of the house and the increase in its size with the extensions that have been added to the property can be seen from a comparison of the original dwelling and the dwelling as it is now:

Original Dwelling (Prior to the two storey rear extension being added under 19770260) [elevations are missing from file]:

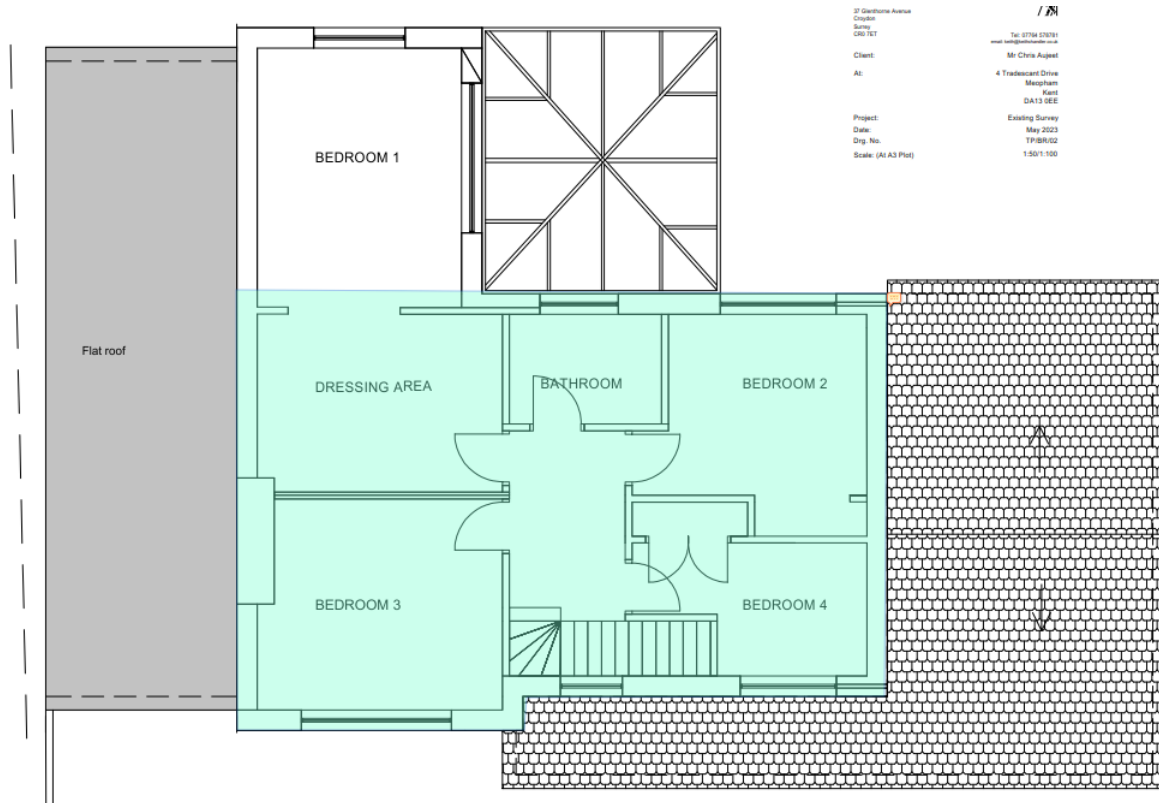


Existing Dwelling (the original dwelling is highlighted in blue for ease of reference):

Existing Ground Floor Plan

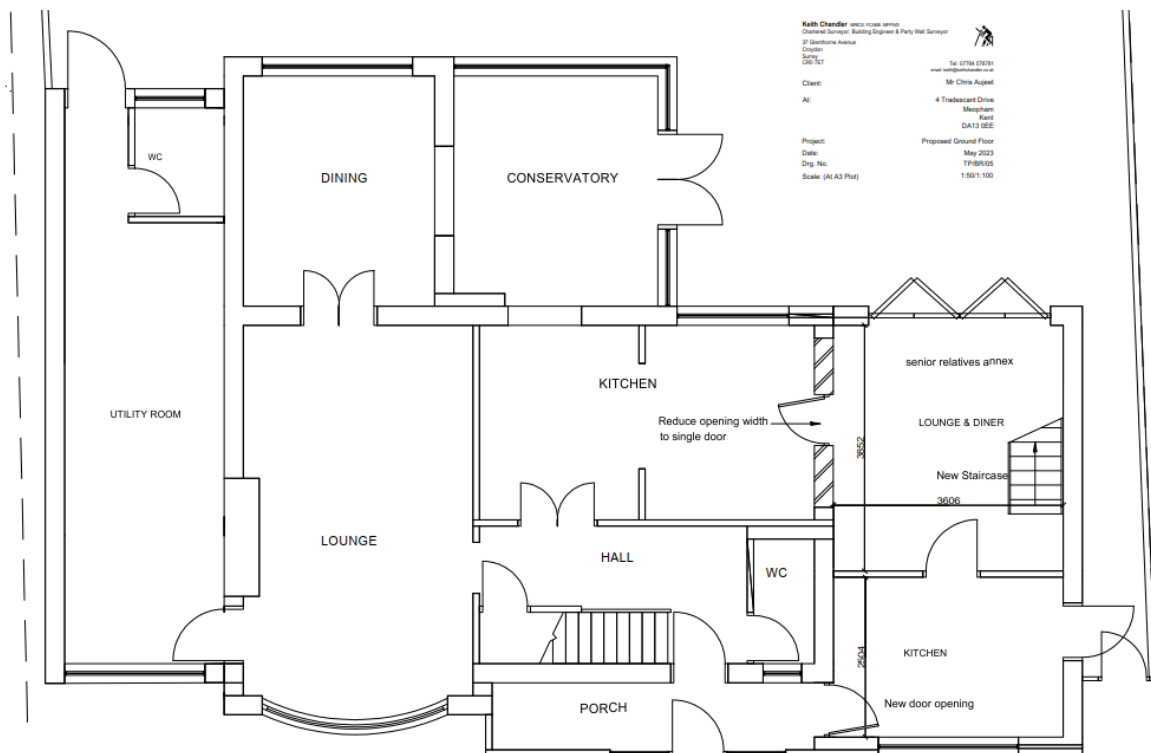


Existing First Floor Plan

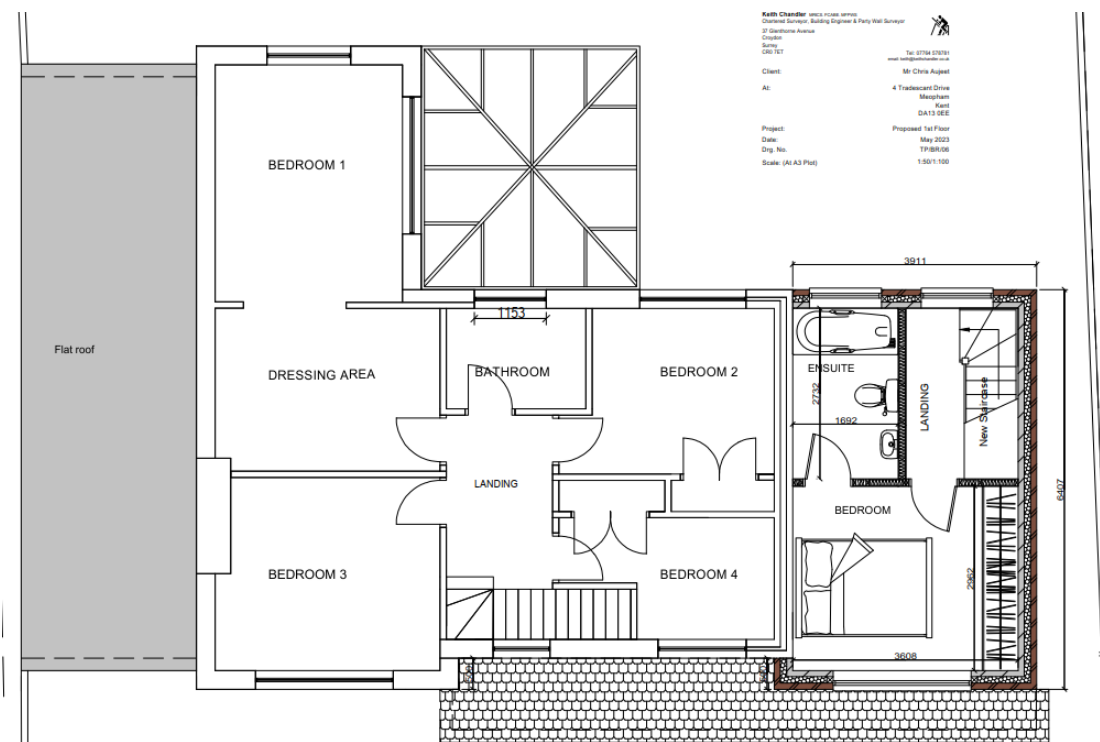


Existing Elevations

It is now proposed to extend the dwelling further with a first floor side extension above the single storey side extension on the southern side of the dwelling, to form an annex along with conversion of part of the ground floor of the dwelling as seen below:



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



It is considered that the property has already been significantly extended with the previous extensions it has had since it was first constructed as demonstrated in the above comparison of the original dwelling and as it is now. It has been extended to the rear with a two storey and single storey rear extension, to both sides with two single storey extensions and to the front with a porch. The current proposal for a first floor side extension would increase the size of the dwelling further creating an extremely wide dwelling at both ground and first floors in comparison to the original host dwelling. There would be no set down of the ridge from the ridgeline of the main roof and no set back from the main front wall of the dwelling (the front wall would actually be in front of the main front wall). The proposed extension would also infill the remaining gap at first floor level between the host dwelling and neighbouring property to the south no. 2 Tradescant Drive. Tradescant Drive is generally characterised by detached dwellings with single storey elements to the side with a gap above and therefore the loss of this gap at the application site would result in harm to this established characteristic of Tradescant Drive at this point in the streetscene.

The proposed first floor side extension would not be a subservient addition and in combination with the significant amount the property has already been extended it would result in an overly dominant dwelling which would not respect the scale or character of the original host dwelling nor the streetscene it is situated in but would cause harm. As such in respect of design, character and appearance the proposal is considered contrary to Policy CS19 (LPCS).

Landscape Character

The proposal is for an extension to an existing property which is located in a built up Rural Settlement Inset from the Green Belt. The proposed development would increase the size of the property and in combination with existing extensions would result in a large property. However, although large it is considered the proposal would not result in an increased prominence of the existing site in respect of the overall wider landscape given the site is situated in a built up area of the rural settlement of Hook Green Meopham. As such in respect of landscape character, the proposal is compliant with Policies CS12 and CS19 (LPCS) and in line with paragraph 176 of the NPPF (2021).

Amenity of Future Occupiers

The core principles set out in the NPPF (2021) state that planning should 'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of buildings. Policy CS19 (LPCS) states that new development will 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 Technical Housing Standards (THS, 2015) states that the minimum size for a 1 bedroom, 2 persons, 2 storey dwelling is 58 sq. m however, it does not provide a figure for an annex. The internal floor area for the annex is 44 sq. m therefore being undersized by some 14 sq. m.

Further to the minimum floor areas set out in the THS (2015), SP2 Residential Layout Guidelines (RLG) (2020) breaks the measurements down further recommending minimum sizes for individual rooms. These recommended minimum floors areas have been compared to the proposed room sizes in the annex for comparison as seen below:

	RLG Minimum Floor Area (Sq. m)	Proposed Room Size (Sq. m)	Does it meet/exceed the minimum standard?
Kitchen	7.2	9	Yes
Lounge & Diner	18	13.8	No
Bedroom (Double)	11.2	10.6	No
En-suite Bathroom	3.6	4.6	Yes

The above demonstrates that two of the four rooms within the annex would not comply with the minimum room sizes as set out in SP2 (2020).

SPG2 RPG (2020) state that a property with four or more bedrooms should have a minimum of 100 sq. m garden area and a minimum depth from the rear wall of the house of 10m. The proposal would result in the property being a five bedroom house and the garden would be as existing – 239 sq. m garden area and 15.6 m rear garden depth. As such the proposal would provide sufficient amenity space for occupiers of both the annex and the host dwelling.

In respect of internal space however, when considering the THS (2015) and SPG2: RLG (2020) the proposed annex provide undersized living accommodation for future occupiers which would be harmful to their amenity. As such the proposal is contrary to Policy CS19 (LPCS).

Neighbouring Amenity

Due to the proposed first floor extension being located alongside the existing northern flank elevation of the neighbouring property to the south, no. 2 Tradescant Drive, which has no windows or openings within it, there would be no impact on the amenity of no. 2 with regards overshadowing or loss of outlook. There are no windows proposed in the flank elevation of the extension. There are two windows proposed in the rear of the proposed extension but these would serve a landing and en-suite bathroom so would be non-habitable rooms and could be conditioned to be obscured glazed and fixed shut below 1.7m from floor level should permission be forthcoming.

Similarly, in respect of the neighbouring dwelling to the east, no. 2 Dormers Drive, there would be no impact in respect of overshadowing or loss of outlook and no issues regarding overlooking due to the two windows proposed in the rear of the extensions being non-habitable and able to be conditioned to be obscure glazed and fixed shut etc. as above.

In respect of neighbouring amenity therefore, it is considered the proposal would be compliant with Policy CS19 (LPCS).

Parking and Highways Safety

The property benefits from two existing parking spaces to the front each accessed from individual crossovers. The Council's Highways Officer noted in previously permitted application ref. 20211427 which was for 'Conversion of existing garage into a habitable room including front extension and alterations including removal of existing pitched roof', which involved the conversion of the garage to a bedroom thereby creating a 5 bedroom dwelling, that the 2 parking spaces conform to current guidance and would meet the minimum requirements of the car parking guidance issued by Kent County Council, the Highway Authority (Interim Guidance Note 3) for a large property in a rural area. The current proposal would retain the property at 5 bedrooms as although a bedroom is proposed in the annex, the bedroom in the converted garage in the host dwelling is to be converted to a utility room, therefore no increase in bedrooms over the existing 5. As the property would remain 5 bedrooms and 2 parking spaces was considered sufficient for a 5 bedroom property in the previous application, it is considered the proposal would provide sufficient off-street parking provision and as such the proposal is considered compliant with Policy CS11 (LPCS) and saved Policy P3 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal would be acceptable in respect of landscape character, neighbouring properties and parking and highways safety. However, the proposal would also result in the creation of an annex that would not be ancillary to the host dwelling, the first floor side extension would be unacceptable in respect of design, character and appearance and the annex would provide undersized living accommodation for future occupiers. On balance therefore refusal is recommended.

Recommendation: Refusal

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

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	17th July 2023	Dated:	17 July 2023