

Delegated Report

Householder Planning Application

Planning Application No: 20230212

Location: 7 Orchard Drive Meopham Gravesend Kent

Description: Erection of a car port in the front driveway.

Applicant: Mrs Alison Aitken

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Drawing No. 1 – Proposed Block Plan;
Drawing No. 3 – Parking Layout Plan;
Document 4 – Photographs; and
Documents 5-7 – Canopy Details.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220354	Erection of single storey rear and side extension	Permission	20.05.2022
20220138	Erection of a single storey rear and side extension with new replacement detached garage and dropped kerb to provide vehicle access to garage	Refused	23.03.2022
19540045	Erection of 21 pairs of semi-detached bungalows and 12 detached bungalows	Approved	N/A

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

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
- 9 – Promoting sustainable transport
- 12 – Achieving sustainable development and well-designed places
- 15 – Conserving and enhancing the natural environment

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 SPD, October 2021;
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

Meopham Parish Council

Meopham Parish Council objects to this planning application as it is not in keeping with the street scene.

Dickens' Country Protection Society

The Society gives the view that buildings in the front of the building line are likely to compromise the street scene.

Ward Councillors

No comment received.

GBC Highways

I have no objections to the proposed carport. However, any alterations to additional perpendicular parking will require alterations to the carriage crossover, which the applicant will need to discuss with Kent County Council.

Neighbouring properties

4 surrounding properties were consulted with an overall expiry date of 28th March 2023. No representations have been received.

Officer's Analysis

Proposal

This application seeks permission for the erection of a car port in the front driveway. The car port would be of an open sided design with the 2no. legs having a height of 2.73m. The roof would be a rounded design measuring 2.9m in width and 4.95m in length. The structure would be positioned to the southern facing

side of the existing garage.

Indicative Image



Design, Character and Appearance

Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. Paragraph 126 of the NPPF 2021 states that good design is a key aspect of sustainable development. Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

With regard to the impact on the landscape, Policy CS12 of the Gravesham Core Strategy 2014 is also relevant to this application, relating to green infrastructure. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment (LCA) 2009 will be taken into account in determining applications. The site is located within the Meopham Downs Landscape Character Area.

The application property is a semi-detached dwelling located in a residential area within the rural village of Meopham, inset from the Green Belt. The dwelling is located with a generous set back from the road. To the front of the property there is a driveway with a mixture of landscaping and parking for 2-3 cars. The land is level with the road and benefits from open views to the north and south of Orchard Drive with only low level boundary walls to the front and side.

Due to its location at the front of newly constructed side extension, the proposed car port would be highly visible from public vantage points. However, it would only have two support legs located on one (south facing) side and a curved roof and would not be enclosed on any of the sides. The design is such to be open with views to the property behind with only the roof obscuring some views. The structure would not be attached to the dwelling and it is considered that due to the open design, which can be conditioned to remain as such, does not result in a detrimental impact on the visual amenity of the streetscene and would not detract from the host dwelling.

Overall, it is considered that the proposed carport would be an acceptable addition to the property in terms of its size, scale and appearance, and would preserve the character and appearance of the site and surroundings in general. As such, the proposal would comply with the requirements of Policies CS12 and CS19 of the Core Strategy 2014, and paragraphs 126 and 130 of the NPPF 2021.

Amenity of Future Occupiers

The NPPF 2021 states that planning decisions should aim to secure a high standard of amenity for all

existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, which states that new development should 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 proposed car port would be located in the front garden and would not result in any meaningful loss to this space as there is already a hardstanding for parking in the proposed development area.

Due to being of an open design with the roof sitting above the window height, it is not considered to result in any loss of light or outlook to the front facing rooms.

As such it is considered that the proposed development would not conflict with Policy CS19 of the Core Strategy 2014 in respect of the living conditions for future occupants of the dwelling.

Neighbouring Amenity

The site of the proposed car port on the plot of this semi-detached property would be positioned immediately adjacent to the common boundary with No. 9 to the south which currently only has a low level brick boundary wall and as such, this property benefits from open views to the north from the front facing window closest to the application property. The side elevation of No. 9 is set 3.37m from the common boundary with the application property and the central line of the nearest window would be 5.78m at a 45 degree angle to the common boundary. Therefore, due to the distance away and the proposed position, together with the proposed carport being single storey and open design, it would not be considered to cause any loss of light or privacy, nor have any dominant impact on neighbouring properties.

Furthermore, no neighbour objections have been received.

Overall, it is considered the proposal would have an acceptable impact on neighbouring properties in terms of outlook and privacy, and daylight and sunlight. As such, the proposal complies with Policy CS19 of the Core Strategy 2014.

Highways

The proposal would not result in any loss of parking to the existing driveway and due to the open design, would not result in any loss of sightlines or have a detrimental impact on highway safety. The development would therefore accord with KCC Vehicle Parking Standards, and the proposals would therefore comply with Saved Policy P3 of the Local Plan and Policy CS11 (LPCS).

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 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 Gravesham Core Strategy (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.

The proposed development will have no impact on the Meopham Downs Landscape Character Area as the property is located within the rural settlement.

Conclusion

For the reasons given above, the proposed car port would not result in a detrimental impact on the dwelling or character of the area and is considered to be acceptable. Approval is recommended subject to

conditions, as no conflict with local or national planning policy.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	21 st April 2023	Dated:	24th October 2023