



Delegated Report

Householder Planning Application

Application No:	20230739
Location:	2 Poplar Walk, Meopham, Gravesend, Kent, DA13 0EB
Description:	Erection of a two storey infill side extension and erection of first floor extension over garage.
Applicant:	Mr William Deal
Site Visit:	2 nd May 2023

Submitted Documents/Plans

- Application Form - dated 10/07/2023;
- Ordnance Survey Site Location Plan (scale - 1:1250);
- Drawing no. 01 - Existing Elevations;
- Drawing no. 02 - Existing Ground Floor Plan;
- Drawing no. 03 - Existing First Floor Plan;
- Drawing no. 04 - Existing Roof Plan;
- Drawing no. 05 - Proposed Elevations;
- Drawing no. 06 - Proposed Ground Floor Plan;
- Drawing no. 07 - Proposed First Floor Plan;
- Drawing no. 08 - Proposed Roof Plan;
- Drawing no. 09 - Proposed Block Plan (scale - 1:200).

Relevant Planning History

Reference	Description	Decision	Decision Date
20230232	Erection of a two storey infill side extension and erection of first floor extension over garage.	REFUSED	03.05.2023
20220118	Erection of a perimeter fence	REFUSED	07.04.2022

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

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)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG 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)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

External Consultees

Meopham Parish Council - We raise no objection to the application, subject to compliance with local planning policy.

Internal Consultees

GBC Highways - I note this proposal increases the number of bedrooms from three to four, so to comply with KCC SPG4, adopted by this Council a secure cycle parking space should be provided.

I also note the applicant shows on the proposed site plan two vehicles side by side on the drive. The Google Street View image is dated Oct 2016, so works may have already been undertaken and it does not form part of this application. However, the applicant should be advised that if any alterations are required, the drive will need to be constructed from a bound permeable material, whilst Kent County Council will need to be contacted regarding issues related to widening the carriage crossover.

Neighbouring properties

Four surrounding properties were consulted and no representations were received. The consultation period expired 7th August 2023.

Preliminary Matters

This application follows a refused planning application for a similar development (ref. 20230232) that proposed the '*erection of a two storey infill side extension and erection of a first floor extension over garage*'. The plan extracts below show the refused extensions:



The application was refused on the following grounds:

1. *The two storey rear extension and dormer are disproportionate and bulky additions which fail to respect the scale or character of the property, are not subordinate and dominate and overwhelm the original dwelling. As such the proposal is overdevelopment contrary to Gravesham's Design Guidance SPD (2021), Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy of Gravesham's Local Plan Core Strategy (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (2021).*
2. *The proposed development fails to provide sufficient off-street parking for a four bedroom property contrary to the requirements set out in Gravesham's adopted parking standards (SPG 4) (2006), by virtue of creating an undersized and non-viable garage for vehicular parking. Therefore, the development is contrary to Policy CS11 of the Gravesham Local Plan Core Strategy (2014) and adopted parking standards SPG 4 (2006).*

In order to receive a positive decision, this proposal must be considered to overcome the ground of refusal to achieve a positive outcome.

Officer's Analysis

2 Poplar Walk is a detached chalet style bungalow located on the corner of Poplar Walk and Denesway. The property has a driveway and detached garage to the rear, has fenced off garden area at the rear and an open frontage, with a low boundary wall.



Within the surrounding street scene there are a number of identical chalet style bungalows.

This application proposes the erection of a two storey rear extension and dormer extension. The extension would be set down from the ridge of the dwelling and is set back from both the front and rear walls. The dormer would occupy the width of the original roof slope. The extension would have the following dimensions:

Rear Extension

- Depth - 6.05m
- Width - 6.62m
- Height (max) - 6.75m

Dormer Extension

- Depth - 1.3m
- Width - 7.65m
- Height (max) - 1.5m

Existing Elevations



Proposed Elevations



Design, Character and Appearance

Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (2014) states that new development will be visually attractive and locally distinctive, should conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2021) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Gravesham's Design Guidance SPD (2021) sets out key design principles for extensions, which should reflect and respect the original character of the property and respond to its features and should be subservient and subordinate. The SPD continues to address two storey rear extensions, stating that care should be taken to their depth and scale to avoid dominating the property or appear overdeveloped, their width should not exceed that of the original property, and their height should be carefully considered when they abut neighbouring properties boundaries. Furthermore, the guidance states that dormers can have harmful effects on roofscapes and that care should be taken to their massing to ensure that they do not overwhelm the roof.

The extension has been designed with similar features to the main dwelling, utilising a barn-hip and similar catslide roof design. It has been reduced in height and depth from the previously approved extension, which makes it appear more subservient and subordinate to the main dwelling. However, the extension remains large and would create a disproportionately elongated property, still adding significant bulk in a prominent position which is highly visible from public vantage points.

The existing dwelling is orientated to front the highway on multiple elevations and, although considered to be well proportioned, is already appears prominent and elongated by virtue of this orientation. The established gap between the property and the neighbour is part of the pre-planned character of the estate, which serves to break-up built form and would be eroded as part of this development, further adding to the

perceived elongation and contrived appearance. Moreover, the scale and bulk of the extension is exacerbated by the lack of features which considerably accentuates its depth. Therefore, the extension hereby proposed fail to respect the scale and character of the original dwelling and are considered overdevelopment.

There are a number of similar chalet bungalows in the wider area and some have been extended. However, the scale of the extensions are minimal in comparison to those hereby proposed. A number of the other chalets have single storey rear extensions and some have two storey side extensions, but are at a significantly smaller scale to that hereby proposed.

The dormer extension has also been reduced in scale and would be constructed on the original roof slop of the dwelling. This is considered to be proportionate and appropriately scaled, it would be finished in matching materials and is good design. As such, there is no objection to the dormer.

Overall, the proposed extension would create a disproportionately elongated dwelling, by adding bulk and closing an established gap between properties in a prominent position. Although subservient the extension dominates the original dwelling and its scale is exacerbated by the lack of features. Therefore, the extensions hereby proposed is overdevelopment contrary to Gravesham's Design Guidance SPD (2021), Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

There will be no impact on the amenity of future occupiers as a result of this development. As such, it is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Neighbouring Amenity

The proposed development is not considered to have any detrimental impact on the amenity of neighbouring properties in terms of loss of light, privacy, outlook or sense of enclosure.

The extension is large and would be constructed up to the shared boundary with no.4 Poplar Walk, at two storey level. No. 4 Poplar Walk has no flank windows facing the extension and there are no rear windows proposed on the extension, therefore the extension would not impact on privacy, sense of enclosure or loss of outlook for the neighbour. Moreover, the lack of flank windows and orientation of the properties means that there would be no overshadowing or loss of light impact on the neighbour.

The neighbour to the west (Cossington, Denesway) is set back further from the highway than the application property and the extension hereby proposed would not project beyond the rear elevation of the neighbour, therefore not creating any loss of privacy or overlooking into the garden. Moreover, the neighbour has two high-level obscure glazed windows on the flank elevation facing the application property and therefore the proposed dormer would not overlook nor would the extension impact on outlook or create an unacceptable sense of enclosure. Due to the distance between the properties, there is not considered to be any impact in terms of loss of light.

Overall, there will be no impact on the amenity of adjoining properties in terms of loss of light, overlooking, sense of enclosure or loss of outlook. As such the proposal is considered to safeguard the amenity of adjoining properties in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Parking and Highways

The property benefits from a single car driveway and a detached garage. As part of the development the existing garage would be demolished and a new integral garage would be provided within the extension. The new garage would have a maximum depth of 5.3m and width of 2.7m, with an entrance width of 2.42m. This would be undersized and contrary to the preferred single garage size for a single car, as set out in

Gravesham's adopted parking standards (SPG 4) (2006):

Preferred Garage Size for Single Car	5.5m (length) x 3.6m (width)
Preferred Garage Size for Two Cars	5.5m (length) x 6.0m (width)

Gravesham's SPG 4 (2006) requires a four bedroom property to provide two off-street parking spaces. To accord with the guidance this application proposes the extension of the existing driveway to provide space for two vehicles. The indicative plan showing the driveway suggests a width of 5.6m and a depth of 6m, which complies with parking guidance. As such, even with an undersized garage the development would provide sufficient off-street parking in accordance with SPG 4 (2006).

In order to accommodate the proposed driveway the mature conifers to the front of the dwelling would be removed, this is assessed in the '*Impact on Biodiversity*' section below.

Any Other Material Planning Considerations

Impact on the Landscape - the property is 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 (LPCS) 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.

Although the extensions hereby proposed are considered large and poorly designed in relation to the existing dwelling, the development is not considered to have any detrimental impact on the landscape. The property is located within a well-development part of the rural settlement and will therefore not harm the character of the Meopham Downs landscape.

Impact on Biodiversity - any development should result in a net gain of biodiversity to accord with Section 15 of the NPPF (2021). The proposal would remove mature conifer trees to accommodate the driveway extensions and would therefore result in a loss of biodiversity. It is acknowledged that these trees are not protected and could be removed, however to meet the requirements of Section 15 (NPPF) additional planting should be provided off site.

Overall, the development fails to provide a net gain of biodiversity and fails to mitigate the removal of the mature conifers. As such, the application is contrary to Section 15 (NPPF).

Conclusion

The application has been fully considered and is contrary to local and national planning policy. The revised scheme is not considered to have fully addressed ground of refusal 1 (attached to ref. 20230232) relating to design.

The extension hereby proposed is considered to disproportionately elongate the dwelling, add significant bulk and close an established gap between properties in a prominent position in the street scene, which is exacerbated by the removal of mature trees. Therefore, the extension is overdevelopment contrary to Gravesham's Design Guidance SPD (2021), Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (2021), and delivers a net-loss of biodiversity contrary to Section 15 (Conserving and Enhancing the Natural Environment) of the National Planning Policy Framework (2021).

Therefore it is recommended that planning permission is refused.

Recommendation

Refusal

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

Case Officer:	Mr Ethan Bonthron	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	30 th August 2023	Dated:	31st August 2023