



Delegated Report

Householder Planning Application

Planning Application No: 20221049

Location: 66 Tradescant Drive Meopham Gravesend Kent

Description: Demolition of the side garage and construction of a single storey side extension and erection of games room in the rear garden

Applicant: Mr Sarbjit Singh Bains

Site Visit Date: 6/2/23

Submitted Documents/Plans

- Application Form
- Site Location Map
- Drawing No: 2183-009 (Proposed Outbuilding Plans and Elevations)
- Drawing No: 2183-010 (Existing and Proposed Block Plans and Parking Plans)
- Drawing No: 2183-001 (Existing Ground Floor Plans)
- Drawing No: 2183-002 (Existing First Floor Plans)
- Drawing No: 2183-003 (Existing Roof Plans)
- Drawing No: 2183-004 (Existing Side Elevation)
- Drawing No: 2183-005 (Proposed Ground Floor Plans)
- Drawing No: 2183-006 (Proposed First Floor Plans)
- Drawing No: 2183-007 (Proposed Roof Plan)
- Drawing No: 2183-008 (Proposed Elevations)
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Superseded

- Drawing No: 2183-012 (Proposed Block Plan)
- Drawing No: 2183-010 (Block Plan as Existing)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20220120	Demolition of the side garage and erection of a new two storey side extension set back 300mm from the front elevation, part rear two storey extension set in 2.0m from the attached property, erection of a detached games room to the rear of the garden with a pitched roof and all materials to match as existing.	Refused	04.04.2022

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

Consultations, Publicity and Representations

Dickens Protection Society

“The society is concerned at the potential loss of garaging and side parking on the site”

Meopham Parish Council

No comments received.

Local Ward Councillors

No comments received.

GBC – Highways Officer

I have no objections to the proposals providing;

1. *The new blocked paved parking area is constructed from permeable paving.*
2. *The carriage crossover is widened to a minimum of 5.4 metres to facilitate access to at least two parking spaces.*

Neighbouring properties

The application was advertised by way of letters to five surrounding properties. The consultation period expired on 26th October 2022 and two objections were received.

The main points raised in the objection were:

- Concerns relating to the potential use as accommodation for the outbuilding.
- Potential noise nuisance emanating from the outbuilding.
- There should be a side garage due to the road being full of parked cars.
- A previous application was refused at this site.

Analysis

Proposal

The proposal seeks to demolish the side garage and construct a single storey side extension and erect a games room in the rear garden.

The first element of the proposal seeks the erection of an L Shaped wrap around extension which will be built up to both boundaries. The extension will project 4m from the rear elevation and span the entire width of the plot, to the side the extension will project 2.9m from the southern flank elevation and have a depth of 10.7m, the extension will be set back from the front elevation by 1m. The extension will be finished with a flat roof which will have a maximum height of 3m.

The extension will be used as an office space to the front of the property which will be served by a window in the principle elevation. There will be a w/c and utility room in the side extension and a kitchen and dining room in the rear elevation. There will be a bifold door and window in the rear elevation serving the kitchen/diner as well as a roof lantern.

The proposal also seeks to erect an outbuilding. The outbuilding will span 8.6m and will be set away from the common boundaries on the north and side elevations but will be built on the western boundary to the rear, it will have a depth of 3m and include a window and double doors in the front elevation to allow for access. The building will be finished with a mono pitched roof which will slope down towards the main dwelling and will have a maximum height of 3.2m. The outbuilding will be used as a games room.

Background

The current proposal is a reworking of 20220120 which sought “*Demolition of the side garage and erection of a new two storey side extension set back 300mm from the front elevation, part rear two storey extension set in 2.0m from the attached property, erection of a detached games room to the rear of the garden with a pitched roof and all materials to match as existing*”.

This application was refused on the following grounds:

The proposal by virtue of its size and design would be an overly dominant addition to the dwelling, would not respect the scale, form or character of the host dwelling and would therefore be harmful to the character and appearance of the dwelling, the street scene and the surrounding area in general. As such, the proposal is contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014) and section 12 (Achieving Well Designed Places) of the National Planning Policy Framework (NPPF) 2021 which require development to be visually attractive and to conserve and enhance the character of the local built environment.

And

The proposal, if permitted, would result in an unneighbourly form of development that is incongruous in nature and dominant in scale. The resultant development would result in an oppressive impact and a sense of enclosure to neighbouring occupiers, especially the neighbouring property located to the south of the

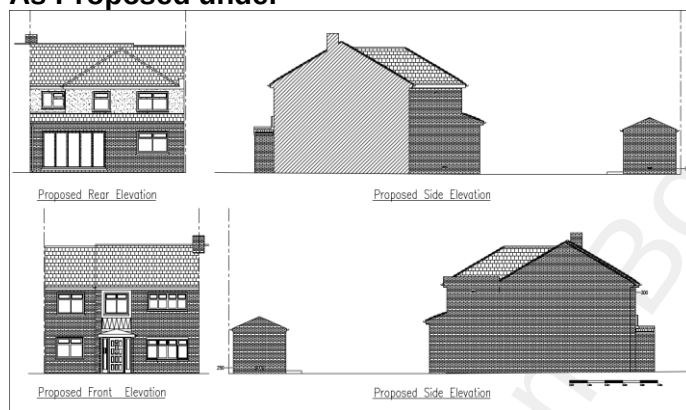
application site. The proposal also fails to safeguard the amenity of existing and future occupiers, thus resulting in substandard living conditions. Therefore, this development would be significantly detrimental to the amenity of neighbouring properties contrary to Paragraph 134 of the National Planning Policy Framework 2021 and Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy September 2014, which 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.

Character and Appearance

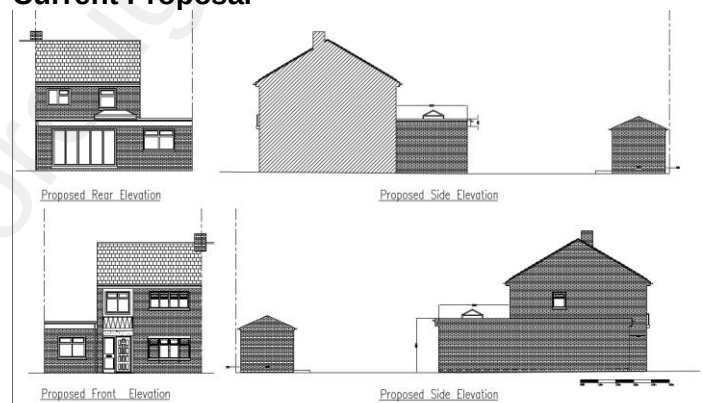
The application property is a two-storey semidetached house in use as a single-family dwelling. The property has previously had an application refused which can be seen above, in order to ascertain whether the current proposal is acceptable it will be necessary to ascertain whether the current proposal adequately addresses the previous reasons for refusal.

Upon inspection it is immediately obvious that the current proposal has been significantly scaled back by way of omitting the two storey extensions in their entirety. This removes the excessive bulk and massing which was initially proposed and streamlines the extensions to a more subordinate form. Below we can see the proposal under 20220120 and the current proposal, this allows us to appreciate the significant changes and attempts to bring the development in line with local and national planning policy.

As Proposed under



Current Proposal



Under the previous proposal the side extension comprised a two-storey side extension which was excessive in terms of bulk and massing and served as an unneighbourly form of development. The current proposal shows a single storey side extension which is set behind the principal elevation of the host dwelling which allows for a subservient addition. The extension is shown as being constructed up to the common boundary, however it is noted that the development will not encroach. The height of the extension is not excessive, and it should also be noted that under permitted development a side extension can be constructed as can a 2m high fence.

The previous proposal introduced a two-storey rear element with a slightly larger projection at ground floor level, this element of the proposal was clearly out of character and an incongruous addition. The revised plans omit the two-storey element and aims to achieve a single storey rear extension which is not considered to be excessive in terms of height and scale. It should be noted that a 3m single storey rear extension which spans the width of the original dwelling would constitute permitted development. Furthermore, under prior approval a 6m single storey rear extension could also be permitted. There are also similar single storey rear extensions within the vicinity and so the proposed extension is not deemed to be an out of character addition to the dwelling.

The proposed outbuilding has not changed in terms of height and scale from the originally refused planning consent under 20220120, the concerns of the outbuilding were related to the proposed over development of the site, however in order for the outbuilding to be considered acceptable it will be necessary to determine whether the plot is over developed or not. The proposed outbuilding is not excessive in terms of height and

scale. A similar outbuilding could be constructed under permitted development with a lower roof height. The outbuilding will be brick built and is considered to be acceptable in terms of design and scale.

When comparing the previous application and reasons for refusal it is evident that the current proposal has made significant attempts to reduce the extensions proposed to the dwelling and achieve a subservient addition which is not out of scale, nor harmful to the character of the house and surrounding area. Upon investigation, the proposal has made satisfactory attempts to address the previous reasons for refusal and achieve a development which is of an acceptable design and scale and so the proposal complies with the requirements of CS19 Local Plan Core Strategy (2014) and SPD4 – Householder Alterations/Extensions Guidance (2021).

Amenity of Future Occupiers

The proposal was previously refused in part due to the substandard garden space which was caused by the addition of two bedrooms which would have returned a 5-bedroom dwelling. The proposal also was refused due to the substandard bedroom sizes; however, the current proposal will not increase the number of bedrooms and so this reason for refusal has in part been addressed. It is now necessary to ascertain whether the development will detriment any of the living/garden spaces in any way.

In terms of the dwelling, the proposal will provide secondary living spaces which are compliant with the council's standards.

Post development the resultant garden area will equate to approx. 74sqm which is compliant with the council's technical standards and so the proposal has adequately addressed the previous concerns in terms of substandard living spaces and amenity space.

Neighbouring Amenity

Under the previous application there were concerns relating to the proximity and scale of the development. The current proposal does not move the development away from the shared boundary with No.68 Tradescant Drive, however the height of the proposal has been significantly reduced so that it is only a single storey side extension. Furthermore consideration must be given the PD fall back for a single storey side extension and the erection of a 2m fence.

It is noted that there are two windows in the flank elevation of No.68, according to the Council's records this property layout mirrors that of No.70 Tradescant Drive and so the windows in the northern elevation of this property will serve a bathroom and the secondary window will serve a kitchen. Upon an officer site visit the front flank window was obscured and the rear flank window had a curtain. Given that the kitchen window is secondary it is not considered to materially harm light or outlook levels and in the absence of windows in the flank elevation there are no concerns in terms of privacy. There is also a dormer in the flank elevation which most likely was built under permitted development, one of these dormer windows is high level and appears to serve a bathroom, again given that the side extension has been reduced to a single storey its impact has been lessened to such a degree that a refusal is no longer warranted.



The single storey rear extension is not deemed excessive in height. In terms of outlook and light the adjoining property already appears to have a single storey rear extension in place and whilst the proposed extension may be slightly larger in terms of projection it is not liable to impact light levels due to the path of the sun and outlook would not be harmfully impacted.

In order to maintain the privacy of the adjoining occupiers a condition will be imposed to ensure that the windows in the flank elevations of the extensions are restricted by way of a condition.

The outbuilding is not liable to harm light, outlook or privacy of the adjoining occupiers. The properties situated to the rear of the application site at Norwood Lane, Meopham have substantial gardens and the neighbouring properties are positioned away from the outbuilding and so when considering the siting of the outbuilding there are no concerns in terms of loss of light or outlook.

In order to maintain neighbouring privacy concerns relating to the occupation of the outbuilding can be suitably controlled via condition should the application be supported.

It is noted that a neighbour has expressed concern about potential noise from the building. In such cases this is a matter which does not generally see control applied through planning, given the location and normal domestic function of the outbuilding. In the event of any significant noise disturbance, there may also be protection from noise and disturbance to local residents under environmental health legislation.

The current submission is considered to address the previous concerns relating to impacts on neighbouring amenity.

Parking and Highways

The proposal involves the loss of garaging on the site which would have provided off street parking. The garage internally is approx. 2.5m x 5.2m) which is relatively small and probably not useable for modern day cars and below the preferred garage size as recommended in SPG 4 - KCC Parking Standards (2006) of 5.5m x 3.6m internally.

The proposal also shows off road parking to the front of the dwelling which addresses the loss of the parking.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within the 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 satisfactorily addresses the previous reasons for refusal. Therefore permission is recommended subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	6th February 2023	Dated:	7th February 2023