



Delegated Report

Householder Planning Application

Planning Application No: 20240391

Location: The Sheiling Wrotham Road Meopham Gravesend

Description: Demolition of existing conservatory and erection of a single storey rear/side infill extension.

Applicant: Mr G Laurens-Tanner

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Site Location Map
- Drawing No: 01 (Existing Ground Floor and Block Plan)
- Drawing No: 02 (Existing Elevations)
- Drawing No: 03 (Proposed Ground Floor Plans and Block Plan as Proposed)
- Drawing No: 04 (Proposed side and rear elevations)
- Drawing No: 05 (Proposed Ground Floor Plan)
- Drawing No: 06 (Proposed Sections)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20100598	Erection of a conservatory at the rear.	Permitted	07.09.2010
20020306	Erection of single storey rear extension to form a bedroom, bathroom/wc, enlarged kitchen and conservatory; extension of the pitched roof over single storey side extension and conversion of the proposed roof space into a shower room.	Permitted	30.05.2002
19810889	Construction of extension at 1st floor level to form additional bedroom and installation of dormer in existing rear roof slope	Permitted	07.12.1981

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 (2023) 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 (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed and Beautiful Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Meopham Parish Council.

“We raise no objection to this application”

Neighbouring properties

The application was advertised by way of letters to surrounding properties. The consultation period expired on 22.05.2024 and no comments were received.

Analysis

Proposal

The proposal seeks to demolish and existing rear conservatory and replace it with a single storey rear infill extension.

Existing

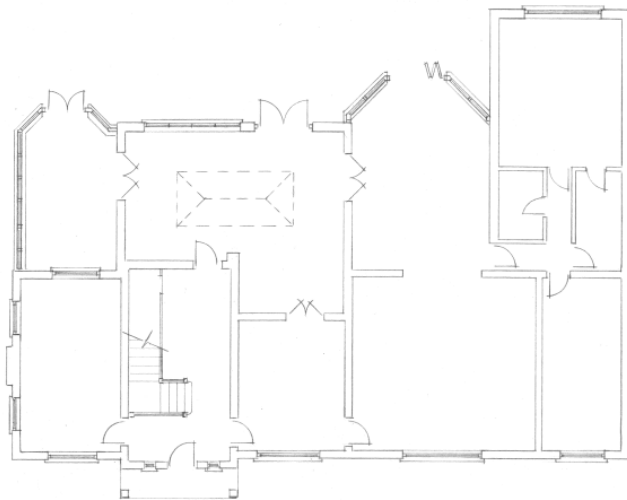
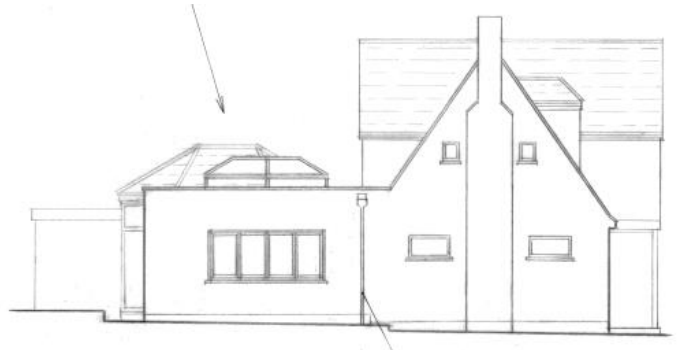


Proposed

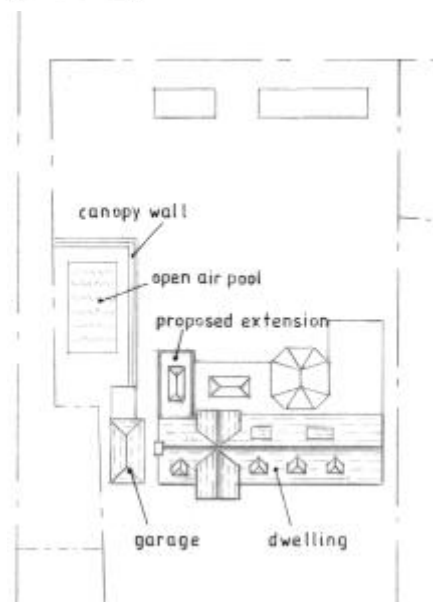
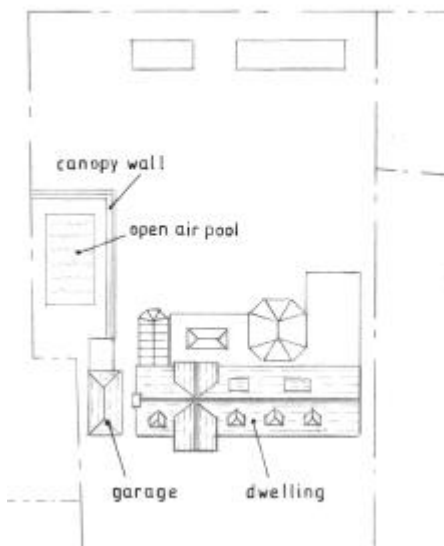
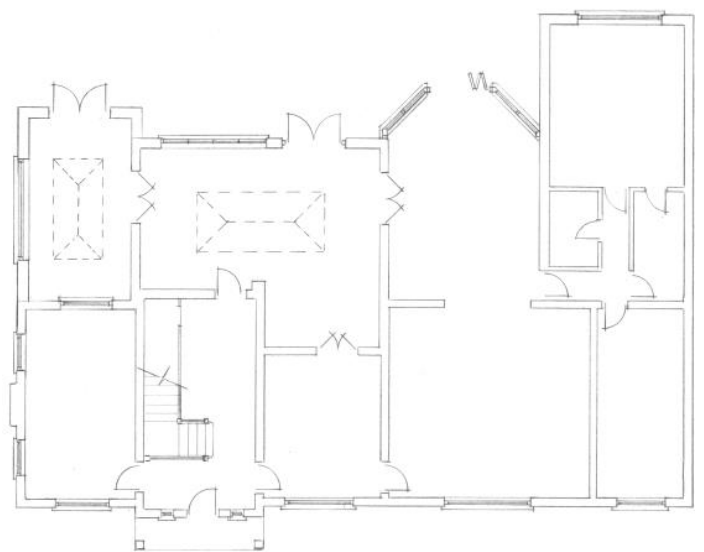




SIDE



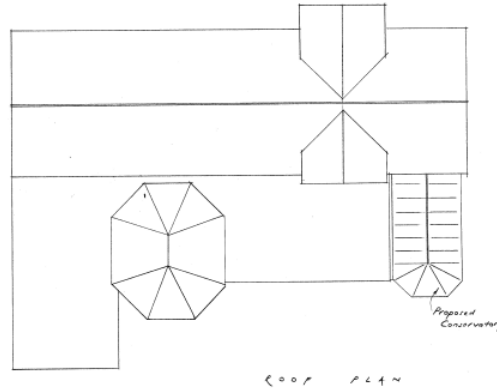
GROUND FLOOR PLAN



Background

The application site has been extended to the rear a number of times, most notable under reference 20100598 which saw the erection of the conservatory which is now to be demolished.

Plans for 20100598



Character and Appearance

The application site is a detached home situated in a rural settlement which is inset from the greenbelt. The property has been extended a number of times to the rear, however the current proposal will not add any meaningful addition to the overall footprint as it will see the existing rear conservatory demolished and a single storey rear extension erected in its place.

The proposed extension is not adding excessive bulk and massing to the dwelling due to its scale. As the extension is situated to the rear of the dwelling it will not be visible from the property frontage and therefore there are no concerns relating to its impact on the wider character and appearance of the area.

It is considered that the proposed extension is appropriately designed with materials to match the host dwelling and is therefore compliant with CS19 Local Plan Core Strategy 2014 and SPD4 – Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers

The proposed extension will not result in any loss of amenity space as it is a replacement extension and therefore adequately safeguards the amenity of future occupiers. The proposal is compliant with CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout guidelines 2020.

Neighbouring Amenity

Due to the detached nature of the plot and proximity of the development from neighbours it is considered the proposed extension safeguards neighbouring amenity and is compliant with CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout guidelines 2020.

Parking and Highways

The proposed development will not impact any existing parking arrangements.

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 proposed development is recommended for permission.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	14.06.2024	Dated:	14th June 2024