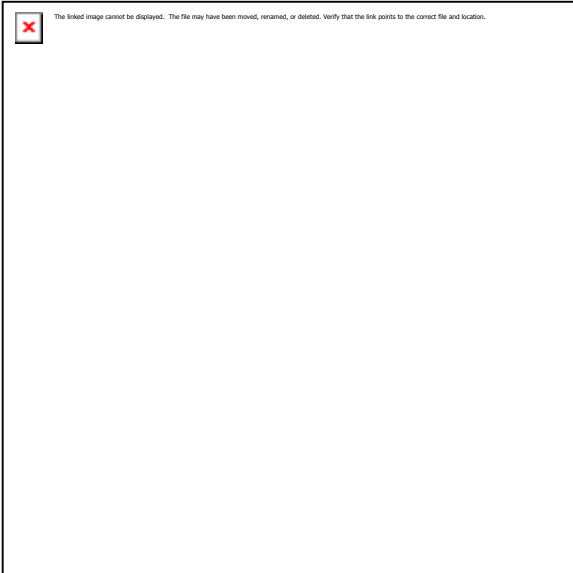




Delegated Report

Householder Planning Application

Planning Application No: 20220478

Location: 1 Warwick Gardens Meopham Gravesend Kent

Description: Conversion of existing garage, removal of existing rear ground floor extension and erection of two storey rear extension with new drop kerb to extend existing driveway.

Applicant: Mr Kerim Turkmen

Site Visit Date: 16th June 2022

Submitted Documents/Plans

- Application Form
- Site Location Map
- Existing Block Plan
- Proposed Block Plan
- Drawing No: MAD-443-10 (Existing/Proposed Plans/Elevations)
- Drawing No: MAD-443-08 (Existing/Ground Floor and Plot Plans)
- Design and Access statement

Relevant Planning History

Reference	Description	Outcome	Decision Date
20000615	Erection of single storey side and rear extension to form garage, utility room and conservatory and continuation of the garage roof across the existing flat roofed front porch.	Permitted	16.10.2000

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
- T1 – Impact of Development on the Highway Network

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 4 – Decision Making
- Section 12 – Achieving well-designed places
- Section 15 – Conserving and Enhancing the Natural Environment

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – Nationally Describes Space Standards

Consultations, Publicity and Representations

KCC – Heritage Conservation

No comments received.

Meopham Parish Council

No objection to this planning application.

GBC – Highways Officer

“I note this is a four bedroom property and so two car parking spaces should be retained which can be accommodated on the drive. However, to comply with SPG4, four secure cycle spaces need to be retained, cycles can currently be parked in the garage which does not meet current guidance although it would still be considered to be a parking space if retained.

I should also point out that KCC will not permit two carriage crossovers to a single property

3. Separate entrance and exit

The general rule is that increasing the number of points on a highway where vehicles turn, increases the potential for traffic conflict. Therefore, applications for two access crossings to a single property, or a second access point where one already exists, will not normally be approved for domestic dwellings unless there is strong evidence that it will add significantly to highway safety. For such applications to be considered, the applicant will need to show:-

- How a second access will add to the safety of the access arrangements
- Why such added safety cannot be achieved from a single access, or by improving or repositioning an existing access.

https://www.kent.gov.uk/_data/assets/pdf_file/0004/27688/Vehicle-crossing-pre-application-guidance.pdf

It is therefore extremely unlikely the applicant would be able to achieve the second carriage crossover and so comply with any drawings that show it.

I have no objections but require the cycle parking and would suggest the parking plan should be amended."

Neighbouring properties

The proposal was advertised by way of letter to 8 surrounding properties the consultation expired on 25th May 2022 and three representations were received. The main points raised were:

- Inconsistencies relating to fencing positioning in design and access statement
- Negative impact on site lines
- Reduction of visibility when leaving neighbouring property
- No reference to fence height on proposal
- Detrimental look to the area
- Out of Character
- Fence will result in loss of light to property
- Impact on views
- Fence would cause blind spot and subsequent collision of vehicles to a nearby property
- Proposed window in east elevation would look directly into bedroom of a neighbouring property

It is noted that some of the issues raised are not considered to be material planning considerations.

Analysis

Procedural Issues

It was noted that the proposal description did not include the erection of the fencing and change of use of amenity land into garden curtilage despite plans showing otherwise and the design and access statement mentioning this. The planning department has agreed with the agent that the proposed fencing and change of use of the amenity land will no longer form part of this proposal and all references to this will be removed from the proposal.

The proposal also shows the existing open porch as being turned into a closed porch, however given the minor nature of this change it is not considered to result in any significant impact. There are also changes to the fenestration in every elevation of the development which are not included on the description but noted In the forthcoming report.

The existing cladding will also be replaced with a dove grey cladding which could be done without the benefit of planning consent.

Proposal

The proposal seeks the conversion of the existing garage, removal of existing rear ground floor extension and erection of two storey rear extension with new drop kerb to extend existing driveway.

The proposed rear extension will project 2m from the southern elevation and span approx. 3.3m and have a maximum height of approx. 6m. The extension will be finished with a dual pitched gable which will be slightly lower than the existing rear facing gable.

The proposal will include some changes to the existing fenestration which include a new window opening in the southern elevation to serve the existing bedroom with an additional window in the eastern elevation to serve the bedroom. The existing bedroom window in the western elevation will be removed. The existing double storey window in the eastern elevation will be replaced with two port holes, of which the first floor port hole will serve a walk in wardrobe and the ground floor will serve a living area. The proposal also shows two further windows in the first floor extension to serve the bedroom and ensuite bathroom. The window serving the ensuite will be obscure glazed. The existing double doors at ground floor level in the southern elevation will be replaced with sliding doors and an additional window opening will be created in the western elevation to serve a living space. To the front the garage door will be replaced with a window and an additional window opening will replace the glass blocks in the front elevation to serve a living area.



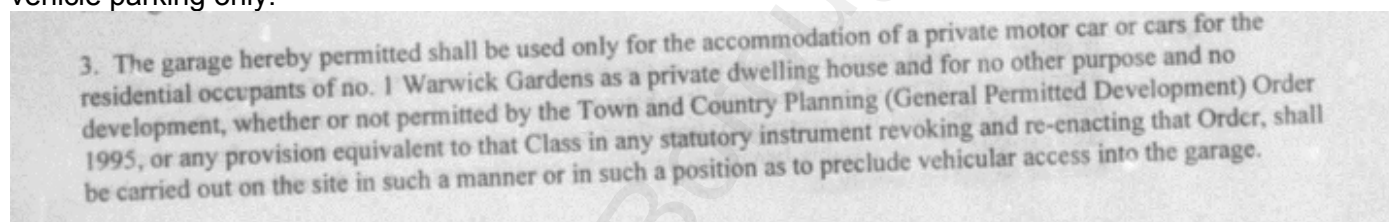
The proposal also seeks to extend the hardstanding and create an in and out driveway and convert the existing garage into a study, utility and w/c. The proposal shows the front garage door will be replaced with a window and the front porch will be closed off on the eastern elevation with a door in the front elevation.

There will also be some changes to the fenestration in the western elevation of the main house, the door serving the breakfast room will be closed off and a new window opening will be created at ground floor level to serve a w.c and a further window opening at first floor level will serve a family bathroom.



Character and Appearance

The application site is a detached two storey house situated on a corner plot in the village of Meopham. The application site has been previously extended by way of a single storey side and rear extension to form a garage, utility room and conservatory and continuation of the garage roof across the existing flat roofed front porch. As part of this planning consent a condition was imposed to restrict the use of the garage for vehicle parking only.



The first element of the proposal will see the open porch enclosed by brick work and a front door moved into the front elevation of the porch. This element of the proposal is acceptable and will not result in a significant difference to the character and appearance of the property.



To the front elevation the front garage door will be replaced with a window to serve a new study room and the existing glass blocks which serve the lounge will be replaced with a window. The garage conversion and subsequent changes to the fenestration in the front elevation area are acceptable and not harmful to the appearance of the host dwelling.

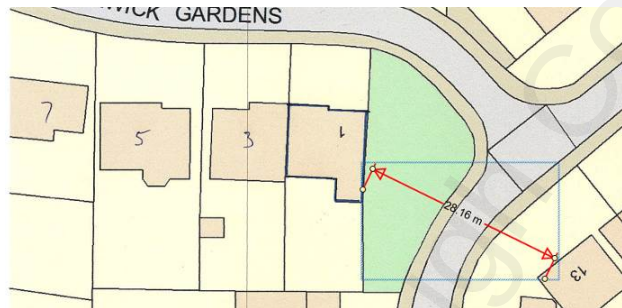
The two storey rear extension will be built to the same footprint as the existing ground floor conservatory and so this element of the proposal is a subservient addition as it is minimal in terms of scale. The rear extension is designed with a rear facing gable which will be built in line with the existing rear facing gable. The eaves will be in line with the eaves of the main roof, the ridge will be set below and so this accords with SPD4 – Householder Extensions/Alternations Design Guide 2021. It is noted that there will be a small flat roof element between the two rear gables, however due to its minimal scale it will not harm the development.

Amenity of Future Occupiers

Post development there is sufficient amenity space for future occupiers and the proposed changes will result in the creation of rooms which are compliant with SPG2 Residential Layout Guidelines 2020.

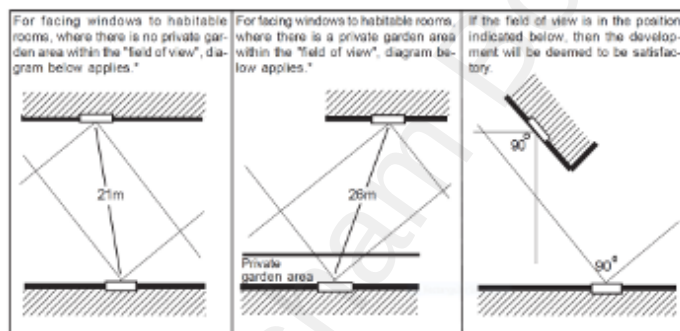
Neighbouring Amenity

The proposal is not liable to harm light, outlook or privacy to neighbouring properties. It is noted that there are concerns relating to the installation of a window in the eastern elevation of the development at first floor level. The window in question will serve a bedroom which is a habitable room. The nearest habitable room which may be affected by this window is situated over 28m away.



This window is of a suitable distance and complies with the Council's privacy standards and so there are no concerns that this element of the proposal will harm the privacy of neighbouring properties.

Figure 1



* A 90° field of view is measured from the central point of a window of a habitable room on any elevation, to where it overlaps a 90° field of view from the central point of a window to a habitable room on any elevation of another property.

The positioning of the two storey rear extension will not hinder light or outlook to any neighbouring homes, however there are additional window openings which are set to serve ensembles and bathrooms. In order to maintain neighbouring privacy a condition will be imposed to ensure these are obscure glazed.

Many of the objection comments related to the erection of the fence which no longer forms part of the this proposal and so it is not necessary to further investigate the impact relating to this.

The proposal is therefore considered to adequately safeguard the amenity of neighbouring properties.

Parking and Highways

The proposal is considered acceptable in terms of parking as there is adequate parking to the front of the property and so there are no concerns in this regard.

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 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 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:	16th June 2022	Dated:	29th June 2022