



Delegated Report

Householder Planning Application

Planning Application No: 20230341

Location: Trelowarren Norwood Lane Meopham Gravesend

Description: Erection of a single storey rear extension with a dormer extension in the side roof slope and a front porch. Replacement of existing tile hanging with render; replacement fences, walls, gate and a hardstanding to front garden.

Applicant: Mr Philpot

Site Visit Date: 26 October 2022 for previous application (reference 20220966)

Submitted Documents/Plans

- Application form;
- Drawing no. SM371.1 – Existing Plans;
- Drawing no. SM371.Site Rev. A – Site Plans; and
- Drawing no. SM371.3 Rev. D – Proposed Plans.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220966	Erection of a two storey side and rear extension and a front porch. Replacement of existing tile hanging with render; replacement fences, walls, gate and a hardstanding to front garden.	Permitted	28.10.2022

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- TC7 – Other Archaeological Sites

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
- 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 (2021); and
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

Meopham Parish Council

No objections.

Neighbouring properties

5 surrounding properties were consulted – overall consultation expiry date was 05.05.2023 – no responses received.

Officer's Analysis

The application site consists of a two storey detached dwelling situated on the southern side of Norwood Lane. The site is located in Hook Green which is a Rural Settlement Inset from the Green Belt, within Meopham Downs Landscape Character Area and an Area of Archaeological Potential. The proposal is for 'Erection of a single storey rear extension with a dormer extension in the side roof slope and a front porch. Replacement of existing tile hanging with render; replacement fences, walls, gate and a hardstanding to front garden'.

The principle considerations in the assessment of the application are:

- Principle
- Design, Character and Appearance
- Landscape Character
- Amenity of Occupiers
- Neighbouring Amenity
- Parking and Highway Safety

Principle

Policy CS02 (LPCS) states that in the rural area, development will be supported within those Rural Settlements Inset from the Green belt and defined in the Policies Map. This is a proposal for extensions

and alterations to an existing dwelling in the Rural Settlement Inset from the Green Belt of Hook Green and as such the proposed development is acceptable in terms of principle. The proposal would also need to meet all of the other principle considerations as discussed below.

Design, Character and Appearance

The application site consists of a detached two storey dwelling with a pitched roof including a cat slide roof on the western roof slope and an attached garage.

The existing dwelling is shown below:



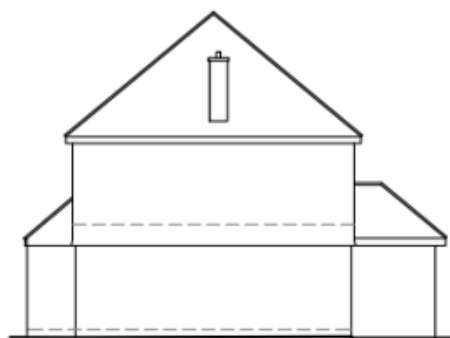
Front elevation
1:100



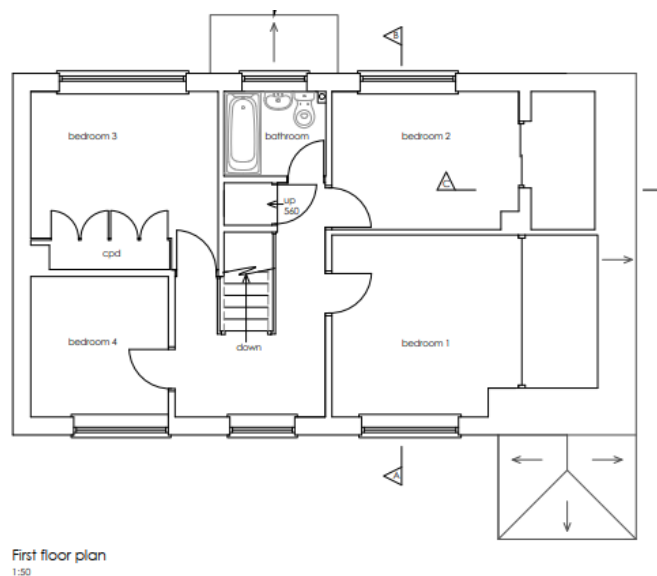
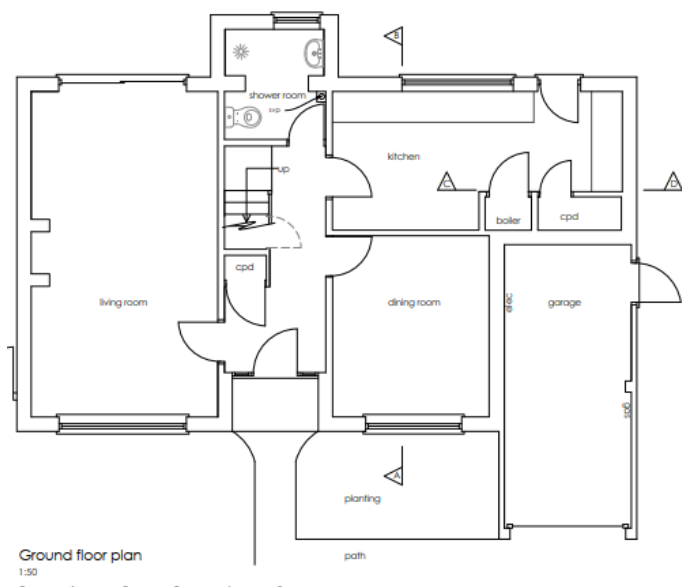
Flank elevation
1:100



Rear elevation
1:100



Flank elevation
1:100



Planning permission has recently been granted for a two storey side and rear extension and a front porch along with replacement of existing tile hanging with render; replacement fences, walls, gate and a hardstanding to front garden.

This approval is as follows:



Front elevation
1:100



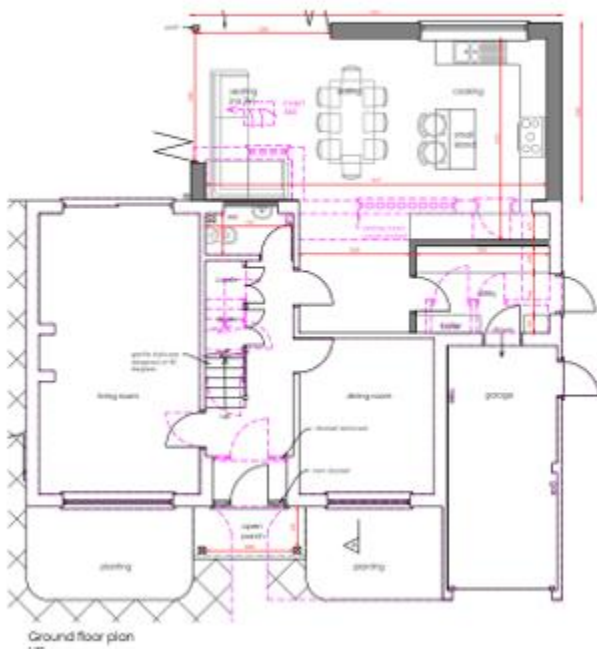
Flank elevation
1:100



Rear elevation
1:100



Flank elevation
1:100



Ground floor plan
1:50



First floor plan
1:50

The current proposal is now for a single storey rear extension with a dormer extension in the side roof slope and a front porch along with replacement of existing tile hanging with render; replacement fences, walls, gate and a hardstanding to front garden. This is as follows:



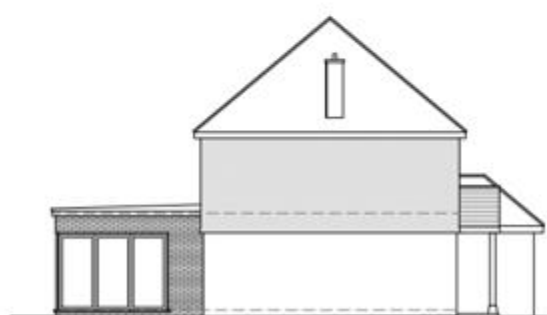
Front elevation
1:100



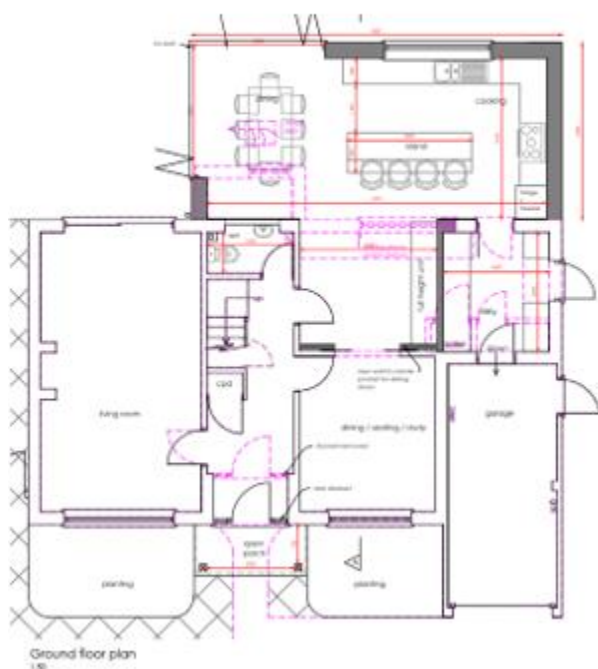
Flank elevation
1:100



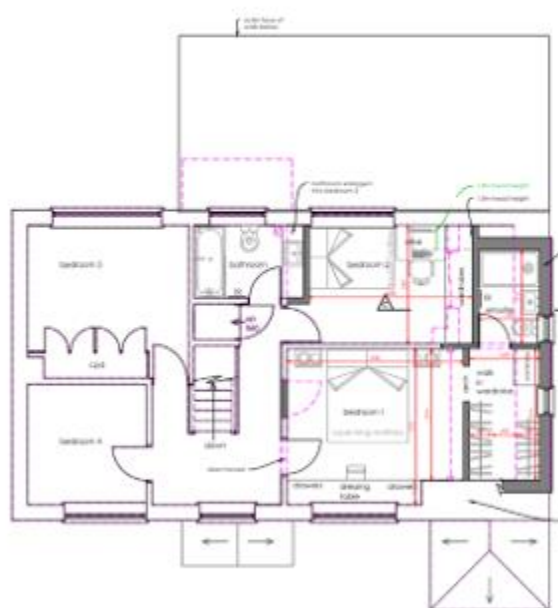
Rear elevation
1:100



Flank elevation
1:100



Ground floor plan
1:50



First floor plan
1:50

Dormer extension

The proposed dormer extension would be located in the western roof slope of the dwelling which has a cat slide roof. It would be set up 0.21m from the eaves level, 0.67m in from the side of the front roof slope and 0.7m from the rear roof slope and set down 1.6 from the ridgeline of the host dwelling. It would have a double pitched roof and two windows in its main side elevation with no windows in the front or rear. The dormer extension would be very large in size and would dominate the western roof slope of the dwelling. The double pitched roof dormer is considered to be of an acceptable and sympathetic design and would be of less bulk than the two storey side extension permitted under previous application ref. 20220966. The

dormer extension is considered to be in keeping with the scale and character of the host dwelling and it would therefore not have any harmful impact in respect of the dwelling or the streetscene.

Single storey rear extension

The proposed single storey rear extension would be built across 2/3 of the rear elevation of the dwelling, would be 4m in depth and 3m in height to the top of the flat roof. It would have a window and bi-fold doors in the rear elevation which would extend around into the east flank elevation; there would be no openings in the west flank elevation. The extension would be modest in size in respect of its depth, width and height. The flat roof is considered acceptable given the extension would be single storey in height and would be at the rear and not visible from the streetscene. The external facing materials would be brickwork to match the existing. The single storey rear extension would be in keeping with the scale of the host dwelling and would not cause any harmful impact in respect of its character and appearance. It is prudent to note that the proposed single storey rear extension would be much smaller than the part two storey/part single storey rear and side extension which was permitted under ref. 20220966.

The proposed porch would be the same as that permitted under application ref. 20220966. It would be an open structure with a pitched roof canopy supported on two posts and would be constructed of oak. The porch, as in the previous application, is considered acceptable in respect of scale and appearance to the host dwelling and the streetscene and would be constructed of a good quality material.

Replacement of existing tile hanging with render

The replacement of the tile hanging at first floor level on the front, part rear and east flank elevation with render would be very similar to that permitted under previous application ref. 20220966. In that application permission was granted for replacement of the tile hanging at first floor level with render on the front, the whole of the rear and both flank elevations. Given this, there are no issues with the proposed rendering – there are a mixture of facing materials to the dwellings in this part of Norwood Lane with examples of render and in any case it would not require planning permission as it could be carried out under permitted development and as such a condition regarding its colour is not considered to be necessary, should permission be forthcoming.

Replacement fences, walls, gate and a hardstanding to front garden

The replacement fences, walls, gate and a hardstanding to the front garden would be identical to that permitted under application ref. 20220966. The new brick boundary wall proposed across the front elevation would be 0.9m in height and have 1.2m high brick piers with central timber vehicular access gates and a pedestrian gate. They appear sympathetically designed and the applicant could build a wall without the benefit of planning permission up to 1m in height and so given this and that the property is not a designated heritage asset, samples of the brick to be used are not considered necessary, should permission be forthcoming.

The fence along the side boundaries would be 1.2m in height which is considered low and acceptable and again would not require planning permission.

The existing area of hardstanding in the front garden is to be extended but there would still be grassed area in the front garden and so a soft landscaped appearance of the frontage would still be maintained; it would be permeable and as such could be carried out under permitted development in any case.

In summary although the proposed single storey rear extension, replacement of tile hanging with render and replacement fences, walls, gate and a hardstanding to front garden are acceptable in respect of design, character and appearance, the proposed dormer extension is not and as such in respect of design, character and appearance the proposal is contrary to Policy CS19 (LPCS).

Landscape Character

The proposal is for extensions and alterations to an existing property which is located in a built up Rural Settlement Inset from the Green Belt. The proposed development would increase the size of the property but it would still retain as a very open site due to the size of the plot and the surrounding garden. As such the proposed development would not be detrimental to the open, rural landscape character of the surrounding area. In respect of landscape character the proposal is therefore considered compliant with Policy CS12 (LPCS).

Amenity of Occupiers

The proposal would remain a four bedroom dwelling. It would retain a rear garden area that would be 405 sq. m and a garden depth from the rear wall of the house of 20m which would still significantly exceed the minimum standards for garden area and rear garden depth as set out in SPG2 for a dwelling with 4 or more bedrooms.

The single storey rear extension would provide a dining room and kitchen which would be 29.5 sq. m – this would therefore exceed the minimum standard for a dining room and kitchen as set out in SPG2 which is 12 sq. m.

The dormer extension would provide an en-suite and walk in wardrobe – the en-suite would be 2.9 sq. m which would be under the minimum standard for a bathroom as set out in SPG2 which is 3.6 sq. m. However, as this would be an en-suite it is considered that the 0.7m sq. m deficit is not a significant issue. The house has a main bathroom which is to be enlarged under the proposals and would be 4 sq. m. There would also be a downstairs toilet, therefore the slightly undersized en-suite is considered acceptable.

Bedrooms 1 & 2 which are both shown as doubles would be increased slightly in size – bedroom 1 is currently 12.7 sq. m and would be increased to 13.5 sq. m – this would therefore continue to exceed the minimum standard for a double bedroom as set out in the Technical Housing Standards (2015). Bedroom 2 is currently 9.5 sq. m and would be increased to 10.1 sq. m respectively. Although undersized for a double bedroom this is the case with the existing situation for bedroom 2 and so on this occasion it is not considered that this is unacceptable as the undersized nature is the same as the existing and therefore not any worse than the existing situation.

In respect of the amenity of occupiers the proposal is therefore considered compliant with Policy CS19 (LPCS).

Neighbouring Amenity

Due to the scale and siting of the proposed single storey rear extension and its distance from the neighbouring properties it would have no impact on any of the neighbouring properties with regards overshadowing or loss of outlook. There would be bi-fold doors in the eastern flank elevation serving a dining area but due to being at ground floor level and the east flank elevation with the bi-fold doors would be set in 7.4m from the eastern boundary of the site, it is considered there would be no material impact on the amenity of the neighbouring property to the east Nursery Cottage.

The dormer extension would be located in the western roof-slope of the dwelling. The property to west is Hilton House which has windows in its east flank elevation. Due to the distance of the nearest part of the dormer extension from the east elevation of Hilton House, some 7.6m, there would be no impact on the windows in the east flank elevation of Hilton House in respect of overshadowing or loss of outlook. There are two first floor level windows proposed in the dormer extension, one of which would serve a walk-in wardrobe to bedroom 1 and the other an en-suite. Both windows are shown to be obscure glazed and non-opening below 1.7m above floor level.

In the previous application ref. 20220966 two first floor level bedroom windows were proposed in the west flank elevation of the proposed extension. Although they were shown to be obscure glazed and fixed shut below 1.7m above floor level, the windows were still considered unacceptable due to the perception of overlooking which occupiers of Hilton House would experience from them and so the agent was asked to

remove them from the plans which was been done. The only window which was permitted in the west flank elevation at first floor level of the extension was to serve an en-suite which was considered acceptable as it was a non-habitable room, was to be obscure glazed and fixed shut below 1.7m above floor level therefore, no impact on Hilton House with regards overlooking.

In the case of the proposed dormer therefore, the two proposed windows serving the en-suite and walk-in wardrobe of bedroom 1 are considered acceptable given that they are non-habitable rooms/areas of rooms and that they would both be obscure glazed and non-opening below 1.7m above floor level. Should permission be forthcoming this would need to be conditioned. Subject to this it is considered there would be no overlooking or perception of overlooking to the occupants of Hilton House.

Due to its location in the western roof slope the proposed dormer would have no harmful impact on the neighbouring property to the east, Nursery Cottage.

There would be a distance of 28m between the nearest part of the proposed single storey rear extension to the property to the rear, Irashai and some 30m between the nearest part of the proposed dormer and Irashai therefore, no impact with regards overshadowing, loss of outlook or overlooking.

In summary, due to the impact from the proposed window in the dormer to serve the walk-in wardrobe and bedroom 1 the proposal is considered harmful to neighbour amenity and therefore contrary to Policy CS19 (LPCS).

Parking and Highway Safety

The property would remain a four bedroom dwelling, therefore there is no requirement for additional off-street parking spaces. In any case the proposal does involve the enlargement of the existing hardstanding area. There would therefore continue to be sufficient off-street parking provision for the dwelling and in this respect the proposal is considered compliant with saved Policy P3 (LPFR).

Archaeology

The site is located in an Area of Archaeological Potential but given the construction of the existing dwelling it is considered that it is unlikely that the proposed development would have a significant below-ground archaeological impact and it is therefore considered there is any need for any archaeological works in this case should permission be forthcoming. As such in respect of archaeology the proposal is considered compliant with saved Policy TC7 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal is considered acceptable in respect of design, character and appearance, landscape character, occupier and neighbouring amenity, parking and highway safety and archaeology. As such the proposal is considered compliant with local and national planning policy.

Recommendation: Permission

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

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	1 June 2023	Dated:	1st June 2023