



Delegated Report

Householder Planning Application

Application No:	20240133
Location:	2 Poplar Walk, Meopham, Gravesend, Kent, DA13 0EB
Description:	Erection of a two storey rear and side extension with attached replacement garage and erection of two dormer extensions in the rear roof slope.
Applicant:	Mr William Deal
Site Visit:	20 December 2023

Submitted Documents/Plans

- Application Form – dated 09/02/2024;
- 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);
- Drawing no. 10 – Proposed Block Plan (scale – 1:200).

Relevant Planning History

Reference	Description	Decision	Decision Date
20230739	Erection of a two storey infill side extension and erection of first floor extension over garage.	REFUSED	31.08.2023
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
19600014	Site for erection of dwellings	PERMITTED	21.04.1960

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

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed and Beautiful Places
- Section 15 – Conserving and Enhancing the Natural Environment

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 – No objections to this application.

Internal Consultees

GBC Highways – I have no highway objections, there will be parking for three cars and there is the potential to park a cycle in the garage.

Local Ward Councillors – No comment received.

Neighbouring properties

Eight surrounding properties were consulted and one representation was received. The neighbour registered support for the proposal, stating that the development would modernise and regenerate the property to meet the demands for modern family living.

The consultation period expired 18 March 2024.

Preliminary Matters

This application follows a refused planning application for a similar development (ref. 20230739) 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 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).*

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

Site Description

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.

Proposed Development

This application proposes the demolition of the existing detached garage, with the erection of a two storey side and rear extension and a replacement attached garage. As part of the development two dormer extensions would be constructed on the rear roof slope.

The dimensions of the different parts of the development are listed below:

Side/Rear Extension

- Depth (max) – 8.55m
- Width (max) – 7.2m
- Height (max) – 6.75m
- Height (eave) – 5.1m

Dormer Extension (1)

- Depth – 1.65m
- Width – 6.1m
- Height (max) – 1.9m

Dormer Extension (2)

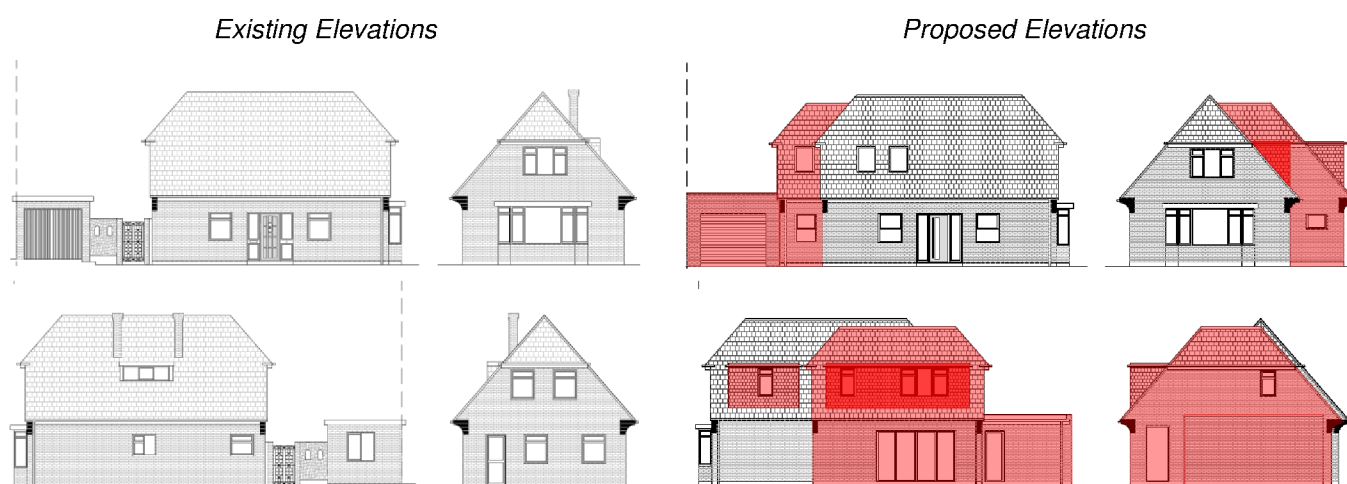
- Depth – 1.65m
- Width – 3m
- Height – 1.9m

Garage

- Depth – 5.9m
- Width – 3.8m
- Height – 3m

The two storey rear and side extension is subservient to the main ridge of the property, but to allow for the set-down has a podium flat roof. The two box dormers are positioned on the rear roof slope of the main dwelling and extension. Similarly the attached garage would have a flat roof.

The screenshots below demonstrate the existing and proposed dwelling:



Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also 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 and beautiful places) of the NPPF (2023) 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. The guidance also addresses single storey side extensions, stating that care should be taken to ensure they appear subservient and are set-back from the front building line, are no greater than half the width of the original building and incorporate roof designs to reflect the main property. 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 two storey extensions are subservient to the main dwelling and have been designed with matching characteristics, matching the roof pitch and utilising a barn hip, which is considered to be a good design approach. However, the extension has a flat roof above single storey level, which is not generally supported by the Local Planning Authority due to their bulky, incongruous appearance, but in this instance the flat roof would not be visible from public vantage point and therefore has a limited impact on the host dwelling or the character of the wider area. Similarly, the dormer windows are modest in terms of size and are located at the rear, not visible from public vantage points.

The garage is not excessive in height at 3m, with a flat roof. It is to be constructed on a lower ground level than the existing structure, with the land to be excavated level with the main dwelling. There will be three velux windows installed on the front roof slope.

The extension is considered to have overcome the previous ground of refusal, by virtue of a significantly reduce width at the side, which retains more of the established gap between the property and the neighbour to the south. The extension will be constructed using materials that match the existing property and will be secure by condition.

Overall, the extension will be constructed using matching materials and will have no impact on the street scene. As such, the proposed extension is considered to be acceptable in design terms and in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Amenity of Future Occupiers

Policy CS19 (LPCS) and Section 12 of the NPPF (2023) require all development to be fit for purpose and be adaptable to allow changes to meet the need of users, which is reinforced by the Council's Residential Layout Guidelines (RLG) (2020) and the Nationally Described Space Standards (NDSS) (2015). These provide minimum requirements for room sizes and amenity space.

The proposed extension would provide good sized rooms for future occupiers and is in accordance with local residential layout guidelines. There is also adequate privacy garden amenity space. Therefore, the development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Neighbouring Amenity

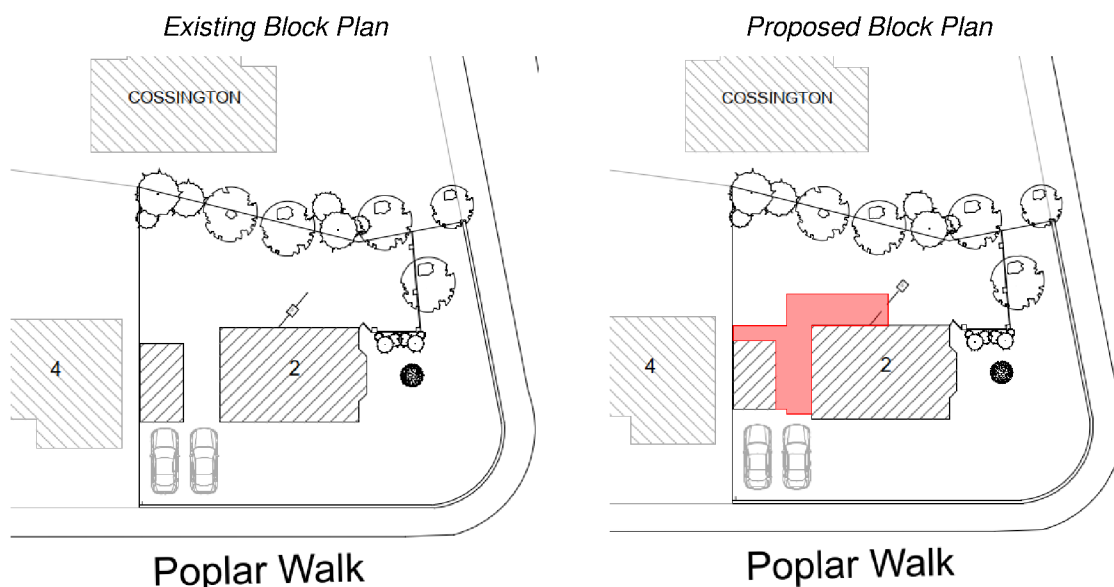
Policy CS19 (LPCS) requires new development to safeguard the amenity, including privacy, daylight and sunlight, of neighbouring properties and land and Section 12 of the NPPF (2023) requires development to have a high standard of amenity for existing users (in this case surrounding properties).

The extensions hereby proposed are not considered to have any detrimental impact on the amenity of adjoining properties through loss of light, overlooking, outlook or sense of enclosure.

The proposed extension will have one flank window serving a bedroom facing south, towards no. 4 Poplar Walk. The neighbour has no flank windows facing the extension and by virtue of the position of the two dwellings, the flank window will not have any overlooking impact, nor will the two storey extension have any impact by virtue of sense of enclosure or loss of outlook for the neighbour. Nevertheless, the flank window on the extension will be conditioned to be obscure glazed.

The lack of flank windows on no. 4 Poplar Walk and orientation of the properties means that there would be no overshadowing or loss of light impact on the neighbour. In addition, the proposed garage would be

constructed up to the boundary and is at a matching height to the existing garage.



Although the extensions would introduce new rear windows at first floor level, which face onto the flank wall of Cossington (Denesway) that contains a first floor window. This is a secondary window serving a bedroom and as part of the permission (ref. 20160735) was conditioned to remain obscure glazed, as such the proposed development would not impact on the privacy of occupiers of 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 by virtue of an oblique angle of view. The neighbour has two high-level obscure glazed windows on the flank elevation facing the application property, which are a secondary bedroom window and a bathroom window that were conditioned to be obscure glazed under permission ref. 20160735. Therefore, the proposed dormer would not impact on privacy, 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, the proposed extension is considered to safeguard the amenity of surrounding properties in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

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 5.5m and width of 3.6m, with an entrance width of 2.75m. This would be accord with 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. The property achieves this parking requirement on the driveway, with the plans showing that the former single car drive has been extended to accommodate two vehicles. As such, the development would provide

sufficient off-street parking in accordance with SPG 4 (2006).

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. The property is located within a well-developed part of the rural settlement and will therefore not harm the character of the Meopham Downs landscape.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy.

The proposal has overcome the previous ground of refusal attached to ref. 20230739, with the established gap between dwellings retained and the majority of the built form constructed at the rear. The extensions are considered to be acceptable in design terms, with the flat roof located at the rear out of view, and will be finished in matching materials. The amenity of future occupiers and neighbouring properties will be safeguarded, there is adequate off-street parking provided and the extensions would have no impact on the landscape.

Therefore, it is recommended that permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	11 th April 2024	Dated:	12 April 2024