

Delegated Report

Householder Planning Application

Planning Application No: 20220804

Location: Timberlee Whitehill Road Meopham Gravesend

Description: Demolition of existing conservatory and erection of single storey rear extension

Applicant: Mr & Mrs Graham

Submitted Documents/Plans

Application Form Dated 18 July 2022;
Drawing no. 01 (Existing Elevations and Floorplans);
Drawing no. 02 (Proposed Elevations and Floorplans);
Drawing no. 03 (Site Location Plan); and
Drawing no. 04 (Existing and Proposed Block Plan).

Relevant Planning History

Reference	Description	Decision	Decision Date
20050405	Erection of single storey front extension to form an enlarged garage; construction of dormer extension in front and rear roof slopes and conversion of additional roof space into two bedrooms, enlarged bedroom and en-suite bathroom/w.c.	Permission	06.07.2005
20040894	Erection of two storey front and rear extension to form enlarged garage and enlarged kitchen at ground floor level; construction of dormer extension in front roof slope and conversion of additional roof space into two bedrooms and ensuite bathroom/wc.	Refusal	24.01.2005

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 (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

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

Four surrounding properties were consulted and the consultation period expired on 11 August 2022. No representations have been received.

Officer's Analysis

Design, Character and Appearance

This is an application for the replacement of the existing conservatory with a single storey rear extension. Timberlee is a detached chalet style property in use as a single dwelling, with dormer extensions in the front and rear roof slope.



The proposed extension replaces the existing conservatory with a single storey rear extension. The proposed extension is 3.5 metres deep and 9 metres wide – essentially full width of the rear elevation. It is designed with a flat roof and does not exceed 1.3 metres in height. Two roof lanterns are proposed. The

proposed extension is to create an enlarge lounge and dining area.

Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. Paragraph 126 of the NPPF 2021 states that good design is a key aspect of sustainable development. Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The proposed extension is considered to be well designed and not excessive in size. The flat roof design minimises the overall bulk of the extension. While it would be preferable for the roof to be set below the eaves of the property, this is difficult to achieved with bungalows and due to the extension being at the rear and not visible from a public vantage point, it is not considered overly detrimental. The materials will match the existing property and the extension is a visual improvement on the existing conservatory it is replacing. It is therefore considered that the proposal is in accordance with the design policies outlined above.

Amenity of Future Occupiers

The NPPF (2021) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

The proposed rooms are appropriately sized and serve by adequate natural light, and future occupants would not suffer from any loss of privacy. The extension will not affect garden amenity space as it is replacing an existing structure.

Therefore the proposal would accord with the Policy CS19 of the Local Plan Core Strategy (2014) and paragraph 130(f) of the NPPF (2021).

Neighbouring Amenity

As outline above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objections to the proposal were received.

The proposed extension is single storey and designed with a flat roof which by its very nature reduces the potential impact on amenity and there are no issues of overshadowing. The neighbouring property has an existing rear extension which the proposal will be adjacent to. There are two additional windows in the flank elevation, but these are not considered to result in any loss of privacy to adjacent properties due to them being at ground floor. It is not unexpected for bungalows to have windows in the flank elevations. Also the proposed extension will provide more privacy than the current conservatory which is mostly fully glazed. However moving forward, any additional openings will be restricted by condition.

The impact of the proposed extension on the amenity of surrounding properties has been thoroughly assessed and there are not considered to be any issues. Neighbour amenity has been safeguarded in accordance with Policy C19 of the Local Plan Core Strategy 2014.

Highways and Parking

There is no impact on parking or highways issues with this proposal.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being within the Green Belt, the application site is located within 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 of Gravesham Core Strategy (2014) 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.

It is considered that this single storey extension to the rear of the property will not have any detrimental impact on the landscape due its location to the rear of the property and not being visible from any public vantage points.

Conclusion

The application has been fully considered and it is recommended that planning permission is granted. The proposed extension is in accordance with local and national planning policy, the development is not excessive in size, bulk or height, will be constructed in suitable materials and will have no impact on the wider street scene. Furthermore there will be no impact on the amenity of future occupiers, neighbouring properties or the parking arrangement at the property.

Recommendation

Permission

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Miss Faye Hobbs	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	17th August 2022	Dated:	18th August 2022