



Delegated Report

Householder Planning Application

Planning Application No: 20230408

Location: 6 Longfield Road Meopham Gravesend Kent

Description: Erection of first floor rear extension and erection of summerhouse to be used as a home office in the rear garden.

Applicant: Mrs Rebekah Coughlan

Site Visit Date: Desktop

Submitted Documents/Plans

- Application form;
- Drawing no. 087-P-001 Rev. F – Site Location Plan;
- Drawing no. 087-P-002 Rev. F – Existing Site Plan;
- Drawing no. 087-P-010 Rev. F – Existing Ground Floor Plan;
- Drawing no. 087-P-011 Rev. F – Existing First Floor Plan
- Drawing no. 087-P-012 Rev. F – Existing Roof Plan;
- Drawing no. 087-P-020 Rev. F – Existing East and West Elevation;
- Drawing no. 087-P-021 Rev. F – Existing North and South Elevation;
- Drawing no. 087-P-110 Rev. F – Proposed Ground Floor;
- Drawing no. 087-P-111 Rev. F – Proposed First Floor Plan;
- Drawing no. 087-P-113 Rev. F – Proposed Roof Plan;
- Drawing no. 087-P-100 Rev. F – Proposed Site Plan;
- Drawing no. 087-P-120 Rev. F – Proposed East and West Elevations;
- Drawing no. 087-P-121 Rev. F – Proposed North and South Elevations; and
- Drawing no. 087-P-160 Rev. F – Proposed Summerhouse Plans.

Relevant Planning History

The applicant submitted a pre-application enquiry for the proposal and there have been the following planning applications:

Reference	Description	Decision	Decision Date
20230701	Roof alterations including increased height to roof.	Pending consideration	N/A
20150400	Demolition of existing car port at side and garage at rear and erection of part two storey and part single storey side and rear extension.	Permitted	01.07.2015
20090280	Erection of two storey side extension to form kitchen, lobby and car port at ground floor level with a bedroom and bathroom/wc at first floor level.	Permitted	03.06.2009
19970630	Erection of an attached car port at the side and single storey rear extension to form enlarged dining room.	Permitted	04.02.1998

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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- 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
- 16 – Conserving and enhancing the historic 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

GBC Highways Development Management Officer

I do not see any changes that influence the highway, no objections.

Meopham Parish Council

Raises no objections providing it meets the requirements of GBC's Householder Extensions/Alterations Design Guide.

Dickens Country Protection Society

The Society would wish to suggest that conditions are considered on the summerhouse to control any potential residential use.

Neighbouring properties

7 surrounding properties were consulted with an overall consultation expiry of 14 June 2023 – no responses received.

Officer's Analysis

The property is located in a Rural Settlement Inset from the Green Belt, the Meopham Downs Landscape Character Area and in an Area of Archaeological Potential.

The principle considerations in the assessment of this application are:

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

Principle of Development

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 an extension and outbuilding 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

Policy CS19 (LPCS) sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

The application site consists of a two storey semi-detached dwelling situated on the northern side of Longfield Road. The property has been extended with a two storey side extension and a part two storey, part single storey rear extension and has a detached shed.

Proposed First Floor Rear Extension

The proposed first floor rear extension would be 1.2m in depth and built to the same depth as the existing two storey rear extension. It would be 3.4m in width and would infill the remaining section of the rear elevation at first floor level that the existing two storey rear extension does not cover. The extension part itself would be 2.2m in height and the height to the top of the extension from ground level would be 5.3m. It would have a window in its rear elevation which would serve an existing bedroom which is to be extended.

The existing and proposed rear and west side elevations are shown below:

Existing Rear Elevation:



Existing North Elevation
SCALE: 1 : 100

Proposed Rear Elevation:

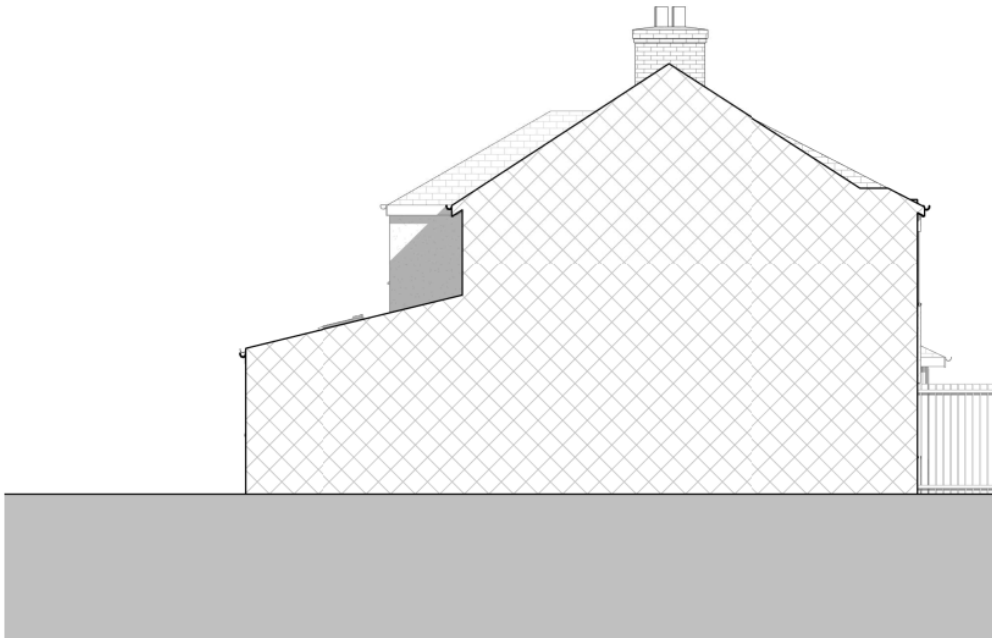


1
121

Proposed North Elevation (Rear)

SCALE: 1 : 100

Existing Side Elevation:

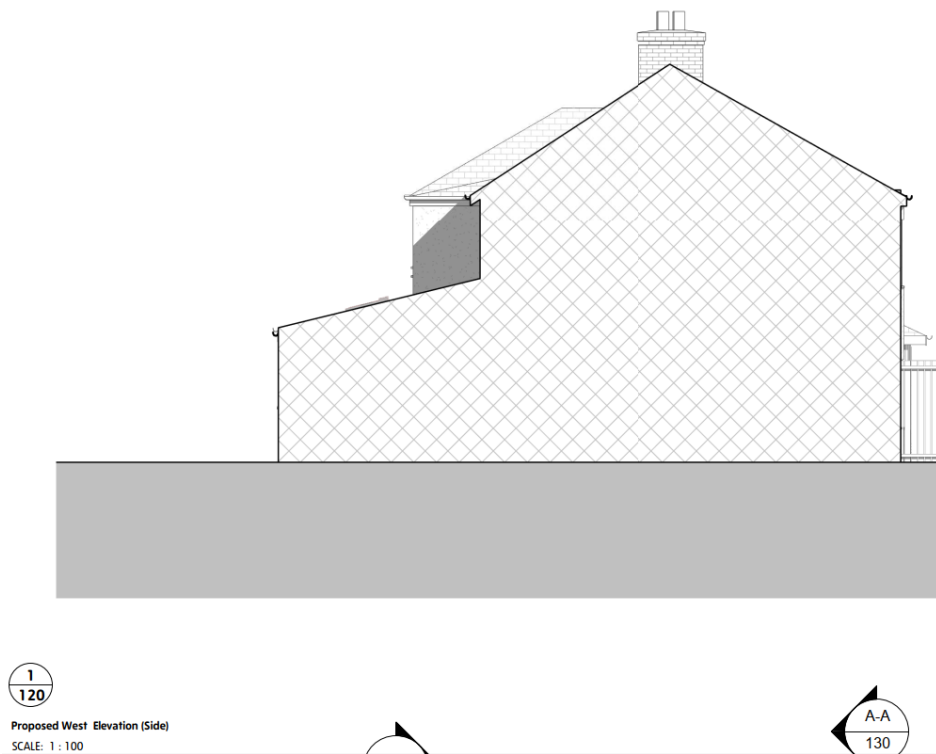


1
020

Existing west1 Elevation

SCALE: 1 : 100

Proposed Side Elevation:



The Council's Householder Extensions/Alterations Design Guide (2021) states that proposals for two storey or first floor rear extensions should ensure the following in terms of design:

- Depth: The extension does not dominate the original property. This can cause the site to appear overdeveloped, and cause long dark internal spaces to be formed. Extensions to extensions will generally not be supported.
- Height: two storey extensions can have very significant impact on neighbouring amenity, so should generally not be built up to site boundaries with neighbouring gardens / properties.
- Width: Extensions should not be of greater width than the original building.
- Design: Taller extensions are of greater visibility, and should incorporate roof designs to reflect, tie in with and not overwhelm the main property's roof. Patterns and proportions of windows should reflect the host building and local character.
- Materials: Using matching external materials and window / door frames is especially relevant for two storey extensions.

The proposed first floor rear extension would be of a modest depth, width and height. However, the proposed extension would effectively have a flat roof albeit with a very shallow slope to it. The host dwelling has a pitched roof and it is this roof form that should be replicated in any extension (as the existing two storey rear extension has with its pitched roof). The proposed flat roof with a very shallow roof slope for the proposed extension does not incorporate a roof design which reflects the roof design of the host dwelling. It appears as an incongruous and contrived design with the slight slope to the roof appearing as a token effort to try make the extension look like it has a pitched roof but it is essentially a flat roof not a pitched roof. The rear of this and the adjoining semi-detached property no. 6, have mirror images with the same design for the two storey rear extensions with pitched roofs and mono pitched single storey rear extensions. The proposed first floor extension would appear out of keeping with the character of the host dwelling and its surroundings, notwithstanding the rear elevation is not publicly visible.

Proposed detached summerhouse

The existing shed at the bottom of the rear garden is to be removed and the summerhouse is proposed to be erected on its site. It would be 4m in length, 2.8m in width and range in height from 2324mm – 2347mm

due to a slight slope to the roof. It would have sliding doors in its front elevation and no openings in the rear or either of the side elevations.

The Council's Householder Extensions/Alterations Design Guide (2021) states the following in respect of proposals for outbuildings:

- Should normally only be used for purposes incidental to the enjoyment of the house;
- Should not deprive the existing property of adequate private garden space and should be subordinate in scale to the existing dwelling and to the plot;
- The Council will consider factors such as the scale, height, proximity to boundaries, roof design, finishing materials and prominence in the street scene or rear garden environment; and
- Outbuildings should not detract from the character of the area (this is especially important where the outbuilding will be visible from the street) and should be unobtrusively located to the side and rear of the existing dwelling.

In this case the outbuilding would be used as an office which would be an incidental use and could be conditioned as such should permission be forthcoming. The outbuilding would be modest in footprint being much less than the footprint of the host dwelling and would be located in close enough proximity to the dwelling. There would be sufficient garden area retained (as will be discussed in detail below). The outbuilding is of modest width, length and height and is of a standard design for an outbuilding. The flat roof is considered acceptable given that it is a single storey structure.

In summary, the proposed outbuilding would respect the scale and character of the host dwelling. However, the proposed first floor rear extension by virtue of its design, particularly the flat roof, would be of an unsympathetic and incongruous design out of keeping with the character of the host dwelling and the surrounding area. As such the proposal does not therefore meet the requirements of the Council's Householder Extensions/Alterations Design Guide (2021) and in respect of design, character and appearance the proposal would be contrary to Policy CS19 (LPCS) and section 12 (NPPF).

Landscape Character

The proposal is for an extension and outbuilding 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 and built form in the rear garden. However, although large it is considered the proposal would not result in an increased prominence of the existing site in respect of the overall wider landscape given the site is situated in a built up area of the rural settlement of Hook Green Meopham. As such in respect of landscape character, the proposal is compliant with Policies CS12 and CS19 (LPCS) and in line with paragraph 176 of the NPPF (2021).

Amenity of Occupiers

The proposal would not increase the amount of bedrooms at the property which would remain a 3 bedroom property. The garden would still remain at 167 sq. m in area and 20m in depth and so would exceed the minimum standards as set out in SPG2 (2020) for a property with 3 bedrooms.

The extended existing bedroom would be 13 sq. m and so would exceed the minimum area for double bedroom as set out in the Technical Housing Standards (2015) which is 11.5 sq. m.

Neighbouring Amenity

Proposed First Floor Rear Extension

Although located up to the boundary with the neighbouring property to the west, no. 8 Longfield Road, due to the modest depth and height of the proposed extension it would not exceed the 45 degree line from the nearest first floor window at no. 8 on either plan or elevation thereby demonstrating there would not be an overshadowing or loss of light. Due to the modest depth and height of the extension there would also be no

loss of outlook to the nearest first floor window of no. 8 and as there are no windows proposed in the west flank elevation of the extension there would be no overlooking.

Due to the location of the proposed extension to the west of the existing two storey rear extension there would be no impact on the neighbouring property to the east no. 6 Longfield Road.

Outbuilding

The proposed outbuilding would be located at the bottom of the garden on the site of the existing shed. It would be of modest length (4m), width (2.8m) and height (ranging from 2324mm – 2347mm). Due to its siting and modest size together with its distance from the neighbouring properties and their private garden areas the outbuilding would not cause any impact on the neighbouring properties with regards overshadowing or loss of outlook. There would be sliding doors in the front elevation of the outbuilding to access the office but due to the location of the outbuilding, its single storey nature and the presence of existing boundary fencing there would be no overlooking caused to any neighbouring properties.

Overall, in respect of neighbouring amenity the proposal is considered compliant with Policy CS19 (LPCS).

Parking and Highway Safety

The proposal would not increase the existing number of bedrooms at the property or alter the existing parking provision, therefore no impact on parking or highway safety. In respect of these matters the proposal is therefore considered compliant with Policy CS11 and saved Policy P3 (LPCS).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal would be acceptable in respect of landscape character, amenity of occupiers, neighbouring amenity and parking and highway safety. However, it would not be acceptable in respect of design, character and appearance and in this respect the proposal is contrary to Policy CS19 (LPCS) and section 12 of the NPPF (2021). As such refusal is recommended.

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

Case Officer:	Rebecca Harrison for Mrs Kelly Joyce	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	18th July 2023	Dated:	18th July 2023