



Delegated Report

Householder Planning Application

Planning Application No: 20230011

Location: Tangle Trees Wrotham Road Meopham Gravesend

Description: Erection of a first-floor rear extension.

Applicant: Ms Sarah Burston

Site Visit Date: 28.02.23

Submitted Documents/Plans

Application Form;
Supplementary Information – Heritage Statement;
Drawing No. 469.1720 – Elevations – Proposed;
Drawing No. 469.1120 – Block Plan – Existing and Proposed;
Drawing No. 469.1610 – Floor Plans – Existing;
Drawing No. 469.1620 – Elevations – Existing
Drawing No. 469.1710 – Floor Plans – Proposed; and
Drawing No. 469.1110 – Site Location Plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
20181163	Construction of dormer extension in the rear roof slope and conversion of the roof space into habitable rooms including rooflights in the front and side roof slopes.	Permitted	15.01.2019
19870078	Erection of single storey rear extension to form enlarged kitchen dining area and conservatory	Permitted	25.03.1987

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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- TC3 – Development affecting Conservation Areas

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);
- Gravesham Landscape Character Assessment (2009);
- Management Plan Rural Conservation Area Appraisals (2016); and
- Meopham Green Rural Conservation Area Appraisal (2017)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments.

Meopham Parish Council

No objection subject to the conservation officers report in line with the approach adopted in 2018.

GBC- Highways Officer

No comment received.

GBC – Conservation Officer

No comment received.

Neighbouring properties

A site notice was displayed on site and the application was advertised in the paper. Four surrounding properties were consulted and one response was received. The comments are summarised below;

- Concern regarding the parking area to the rear of the property.
- Implication of further land being incorporated into the curtilage of the property.
- Right of access must not be blocked.

The overall consultation period expired on 17 February 2023.

Officer's Analysis

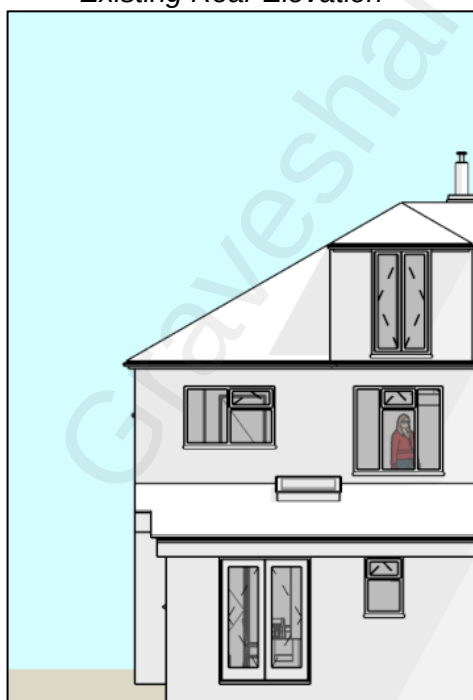
Design, Character and Appearance

This application is for the proposed erection of a first-floor rear extension. Tangle Trees is a two-storey semi-detached property in use as a single dwelling. It has already been extended to the rear by a single storey extension and a rear dormer. The property is situated in the Meopham Green Conservation Area.



The proposed first floor rear extension is 3.4 metres deep and 3.2 metres wide. It is designed with a pitched room which is subservient to the main roof slope and only part the width of the rear elevation.

Existing Rear Elevation



Proposed Rear Elevation



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.

As can be seen from the photos above, a similar extension exists on the adjoining property known as Kesteven which was approved under reference 20070750. The proposal will in part, even up the symmetry of the rear elevation of the pair of semi-detached properties as a whole and create an outrigger character to the properties. The rear elevation of Tangle Trees will unfortunately appear more cluttered than its adjoining neighbour due to a deeper rear extension and rear dormer. However due to this extension being to the rear with limited visibility from any public vantage point, the proposed extension will not result in a detrimental impact on the appearance of the property overall. Also, there is the potential in the future that the adjoining property may also extend further, including into the roof space.

The materials of the proposed extension are to match the existing dwelling. It is not excessive in size and remains subservient in bulk and massing in relation to the existing property.

Although the property is located in the Meopham Green Conservation Area, it is one of the more modern properties of the area. The works are located to the rear with minimal views from the frontage. As such it is considered that the property will preserve the significance of the heritage asset and wider conservation area setting, in accordance with Policy CS20 of the Local Plan Core Strategy.

The proposed extension is considered to be well designed and not excessive in size. The extension is located at the rear and not overly visible from a public vantage point. The materials will match the existing property and preserve the conservation area setting. 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.

Although the proposed extension is to create a bedroom, the overall number of bedrooms in the property is not increasing as the current third bedroom (box room) is being converted to a bathroom. This is due to access being required through the current bathroom to the new extension.

The proposed bedroom is not large enough to be a double bedroom, but is sufficiently sized as a single bedroom and is larger than the room it is replacing.

The rear garden is in excess of 10 metres deep and 100m³ which is the minimum requirement for a 4-bedroom property. The extension will not encroach on the garden area being a first-floor extension only.

The proposed room is served by adequate natural light, and future occupants would not suffer from any loss of privacy.

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 outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, one representation to the proposal was received.

The comments relate to an access way located at the rear of the property. This is outside of the red line boundary for this application and as such is not relevant to the consideration of this application. Any issues in terms of right of access being block would be a civil matter to be disputed between relevant landowners. No additional land is demonstrated as being incorporated into the curtilage of the property within this application.

The proposed first floor extension is set in from the side boundary of the property by approximately 1.8 metres, with Killick Mill being set away from the boundary by a further 1.5 metres. The proposed rear extension will not protrude further beyond the rear elevation of Killick Mill and as such it is considered that the proposal will not result in any detrimental impact on this neighbouring property in terms of loss of light. There is also an evergreen hedgerow between the properties as demonstrated in the site photo below, with no windows in the flank elevation at first floor level, and the door/window at ground floor serves a garage;



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 as there are no additional bedrooms being proposed.

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 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 significantly 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. It also preserves the conservation area setting.

Recommendation

Permission

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

Case Officer:	Faye Hobbs (for Mrs Lucy Hankin)	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	03 March 2023	Dated:	3rd March 2023