

# Delegated Report

## Householder Planning Application

---

|                        |                                                                                                                           |
|------------------------|---------------------------------------------------------------------------------------------------------------------------|
| <b>Application No:</b> | 20231160                                                                                                                  |
| <b>Location:</b>       | 35 Cheyne Walk, Meopham, Gravesend, Kent, DA13 0PF                                                                        |
| <b>Description:</b>    | Erection of a two storey rear extension, removal of chimney stack, changes to fenestration and alteration to front porch. |
| <b>Applicant:</b>      | Mrs Sophie Fever                                                                                                          |
| <b>Site Visit:</b>     | N/A Desktop Assessment                                                                                                    |

---

### Submitted Documents/Plans

- Application Form – dated 13 November 2023;
- Ordnance Survey Site Location Plan (scale - 1:1250);
- Drawing no. 1 – Existing Elevations;
- Drawing no. 2 – Existing Floor and Roof Plans;
- Drawing no. 3 – Proposed Elevations;
- Drawing no. 4 – Proposed Floor and Roof Plans;
- Drawing no. 5 – Existing Block Plan (scale - 1:200);
- Drawing no. 6 – Proposed Block Plan (scale - 1:200).

### Relevant Planning History

| Reference | Description                                                                                                                                                                                                | Decision  | Decision Date |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------|
| 20220066  | Demolition of existing front and rear extensions and lean-to storage structure at the side and erection of a single-storey front extension and a two-storey rear extension to create a 4-bedroom dwelling. | REFUSED   | 30.03.2022    |
| 19930607  | Erection of single storey front extension to form a porch.                                                                                                                                                 | PERMITTED | 01.12.1993    |
| 19780701  | Erection of a single storey extension to form a reception room at the front of the dwelling                                                                                                                | PERMITTED | 05.10.1978    |
| 19760518  | Erection of a single storey extension at rear to form additional living accommodation                                                                                                                      | PERMITTED | 02.08.1976    |

### 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 comment received.

#### **Internal Consultees**

Local Ward Councillors – No comment received.

#### **Neighbouring properties**

A notice was displayed on site 29 November 2023.

In addition, four surrounding properties were consulted and no representations were received. The consultation period expired 22 December 2023.

### **Officer's Analysis**

#### **Site Description**

35 Cheyne Walk is a two storey detached dwelling located on the southern side of the highway. The property benefits from an integral garage, a large driveway and soft landscaped frontage. It is characterised by hanging tiles and facing brickwork, and forms one of a number of uniform designed properties within the street scene.



## Proposed Development

This application proposes the erection of a part two storey, part single storey rear extension. The two storey element would have an hipped M-shaped roof, with the single storey projection extending beyond with a pitched roof.



The extensions would have the following dimensions:

### Two Storey Extension

- Depth – 2.85m
- Width – 10.6m
- Height (max) – 6.85m
- Height (eave) – 5.3m

### Single Storey Extension

- Depth – 1.5m
- Width – 10.6m
- Height (max) – 3.3m
- Height (eave) – 2.8m

It will create space for a new study, utility room and an open plan kitchen/diner at ground floor, with an additional ensuite bedroom on the first floor.

## Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy (2014) states that new development will be visually attractive, fit for purpose and locally distinctive. It also seeks to conserve and enhance the character of the local built, historic and natural environment and integrate well with the surrounding local area, whilst ensuring that the design, layout and form of new development will be derived from a robust

analysis of local context and character and make a positive contribution to the street scene, the quality of the public realm and the character of the area.

Gravesham's newly published Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for developments. Generally, the SPD highlights the importance of new development complimenting and corresponding to existing character and the wider context. 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. It goes on to state that single storey rear extensions should not dominate the original property, should be at appropriate heights, should not exceed the width of the property and should be constructed using matching materials.

The two storey rear extension is not excessive in size or bulk, is subservient to the main dwelling and is not full width. The hipped M-shaped roof also serves to reduce bulk and creates a more proportionate extension. The single storey element has been designed with a pitched roof and only projects beyond the two storey extension by 1.5m. Overall the development as a whole is considered to be proportionate, balanced and well designed, and will be constructed using matching materials.

The proposed development will not significantly alter the character or appearance of the dwelling, are appropriately designed and subservient to the main dwelling. As such, the proposal accords with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

### **Amenity of Future Occupiers**

Policy CS19 (LPCS) requires that all development should be 'fit for purpose' and be 'adaptable to allow changes to meet the need of users' and that 'the design and layout of new residential development, including conversion, will accord with the adopted Residential Layout Guidelines' (RLG) (2020).

The proposed extension would provide good sized rooms for future occupiers and is in accordance with local residential layout guidelines. It will not detrimentally affect the garden area. 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 its occupants and those of neighbouring properties and land and paragraph 135(f) of the NPPF (2023) requires development to have a high standard of amenity for existing users (in this case surrounding properties).

The proposed extension is not considered to have any detrimental impact on the amenity of adjoining properties in terms of loss of light, privacy, loss of outlook or sense of enclosure. Therefore, the proposal is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and the NPPF (2023).

### **Parking and Highways**

There are no parking or highway issues related to this proposal. The property benefits from adequate off-street parking to accord with Gravesham's adopted parking standards (SPG 4) for a four bedroom dwelling.

### **Any Other Material Planning Considerations**

#### **Impact on the Landscape**

The site 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 development is not considered to result in any harm to the Meopham Downs Landscape Character Area, by virtue of the properties location within the rural settlement this proposal is not considered to impact on the landscape.

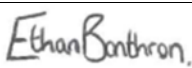
### **Conclusion**

The application has been fully considered and is in accordance with local and national planning policy. As such, it is recommended that planning permission is granted subject to conditions.

### **Recommendation**

Permission

(For detailed conditions and informatives, see draft Decision)

|                      |                                                                                     |                     |                                                                                       |
|----------------------|-------------------------------------------------------------------------------------|---------------------|---------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Mr Ethan Bonthron                                                                   | <b>Team Leader:</b> | Miss Faye Hobbs                                                                       |
| <b>Signed:</b>       |  | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 12 <sup>th</sup> January 2024                                                       | <b>Dated:</b>       | 12 January 2024                                                                       |