



Delegated Report

Householder Planning Application

Planning Application No: 20230258

Location: Allington Wrotham Road Meopham Gravesend

Description: Extension to existing detached garage in front garden.

Applicant: Ms Sarah Branch

Site Visit Date: 03.04.2023

Submitted Documents/Plans

- Application Form
- Drawing No: MAD-462-03 (Existing/Proposed Plans and Elevations)
- Existing Block Plan
- Proposed Block Plan
- Site Location Map

Relevant Planning History

Reference	Description	Outcome	Decision Date
20080344	Construction of enlarged vehicular access on to a classified road.	Permitted	12.06.2008
19490216	Erection of a bungalow	Permitted	04.11.1949
20090612	Erection of single storey detached building at the rear to form a garden room.	Permitted	18.09.2009
20160144	Erection of single storey rear extension to form larger kitchen and dining area.	Permitted	01.09.2016

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards
- T5 – Access onto the identified highway network

Paragraph 33 of the NPPF (2021) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

GBC – Highways Officer

I have no objections the extra width will enhance the use of the garage.

Meopham Parish Council

“Meopham Parish Council raises no objections to this planning application”

Neighbouring properties

The application was advertised by way of site notice and letters to 5 surrounding properties. The consultation period expired on 28.04.2023 and no comments were received.

Analysis

Proposal

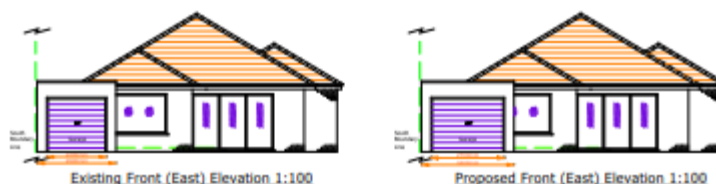
The proposal seeks an extension to the existing detached garage. The proposal will largely retain the existing garage features including the height and existing openings. The garage door in the front elevation will be widened to improve access. The garage depth of 5.2m will be retained, however the width will increase from 2.9m to 3.4m.

Character and Appearance

The application site is a detached bungalow situated within the Meopham Downs landscape character area and within a rural settlement which is inset from the greenbelt. The bungalow is set back from the main highway and has a detached garage positioned next to the common Boundary with Luss Cottage which is located to the south.

The proposal seeks extend the existing garage which is placed forward of the dwelling, the proposed

extension would be incremental in that it will not increase the depth or height of the garage and will only result in an increase of 0.5m to the width. The details provided in the application form state that the garage will be extended using brick and block which is the same materials as what has been used in the existing garage.



The proposed extension will not harm the character and appearance of the area and whilst the width may slightly obscure the view of the bungalow this is not considered to be of an extent which would warrant refusal and so the proposal is deemed acceptable and compliant with CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

The proposal seeks an extension to a garage which is located in the front garage of the application site and so the amenity of future occupiers will be adequately safeguarded.

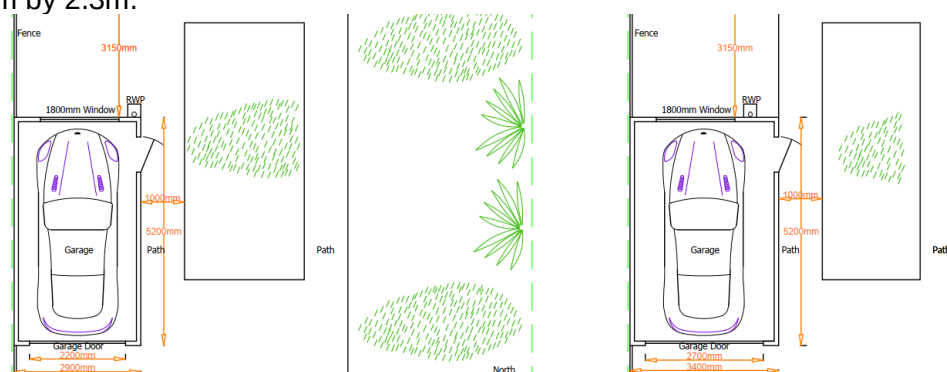
Neighbouring Amenity

The proposal is not liable to impact neighbouring amenities due to the widening of the garage is not visible from Luss Cottage. There is a possibility that the garage could be changed into a habitable room and so a condition will be imposed to ensure the garage is used for the purpose of vehicular parking only and that no additional fenestration is introduced without prior planning permission.

The proposal is therefore considered to adequately safeguard neighbouring amenity.

Parking and Highways

Under the adopted standards in SPG 4 - KCC Parking Standards (2006) a parking space should be 5m deep x 2.5m wide, and a preferred garage space for a single car should be 5.5m x 3.6m. The garage externally is 5.2m by 2.3m.



The proposed extension to the garage would increase the width from 2.9m to 3.4m which would bring is closer inline with the adopted standards and so the proposal is considered to make an improvement to the garage and so the proposal is deemed acceptable in this regard.

Any Other Material Planning Considerations

Landscape Character Area

Section 15 of the National Planning Policy Framework (2021) highlights the importance of conserving and enhancing the natural environment, one aspect of which is the protection and enhancement of valued landscapes. Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states that the overall landscape character and valued landscapes will be conserved, restored and enhanced and the greatest weight will be given to the conservation and enhancement of the landscape and natural beauty of the Kent Downs AONB and its setting.

The application site is located within the Meopham Downs Landscape Character Area. Due to the layout of the site, position and scale of the proposed garage extension and surrounding built form, it is considered that there would be no direct impact on the landscape character area. As such the proposal would accord with Policy CS12 (LPCS) and Section 15 of the National Planning Policy Framework (2021).

Conclusion & Recommendation

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	09.05.2023	Dated:	10th May 2023