

Delegated Report

Householder Planning Application

Planning Application No: 20220587

Location: Laneside, Norwood Lane Meopham Gravesend

Description: Raising of roof height to accommodate first floor area, together with the erection of single storey rear extension and sloped roof over existing garage

Applicant: Mr and Mrs Dan and Brittany Ferguson

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Planning Application Form;
- Site and Location Plans, Drawing no. 3821.WD.01;
- Existing Floor and Cross Section, Drawing no. 3821.WD.02;
- Proposed Floor Plans, Drawing no. 3821.WD.03B;
- Existing Elevations – Front North Side East, Drawing no. 3821.WD.04;
- Existing Elevations – Rear South Side West, Drawing no. 3821.WD.05;
- Proposed Elevations – Front North Side East, Drawing no. 3821.WD.06;
- Proposed Elevations – Rear South Side West, Drawing no. 3821.WD.07B;
- Proposed and Existing Roof Plans, Drawing No. 3821.WD.08.

Relevant Planning History

Reference	Description	Decision	Decision Date
19990318	Erection of single storey side extension to form utility room and granny annexe comprising a bedroom, en-suite shower room and lounge and erection of a replacement car port.	Approved	16.07.1999
19890727	Erection of single storey side extension to form granny annexe comprising of shower room, bedroom, lounge and erection of replacement car port.	Approved	17.11.1989
19780217	Erection of a single storey extension to form an enlarged dining room at the rear	Approved	21.04.1978
19530245	Erection of bungalow and garage	Approved	11.11.1953
19480046	Erection of a Garage	Approved	30.08.1948

Development Plan

Gravesend 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
- 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 objection to this planning application subject to compliance with householder extensions/alterations design guide.

GBC – Highways Officer

As a result of this proposal the property will retain its four bedrooms, but the garage will be lost. The proposed garage being only suitable as a store.

As no details have been provided regarding car parking provision, it is suggested that the application should be conditioned to provide a parking plan for a minimum of two and ideally three car parking spaces, the front garden can easily accommodate this. This will protect the car parking provision from future changes that cannot be considered by the Council.

It is recommended, the applicant should provide the wiring to support at least one future Electric Vehicle charging point.

Neighbouring properties

10 surrounding properties were consulted with an overall expiry date of 16th August 2022. Two letters of representation have been received making the following comments:

Objection

- This property has been increasingly developed from a bungalow, as built, to a dormer bungalow. Subsequently, when a very large covered swimming pool was built in the very long garden a rear

extension to the garage was also developed.

I note now that not only is the application for a complete new first floor extension but a further ground floor extension also making this a very large house compared to its original concept.

Hopefully, should the application be passed all the usual restrictions for considerate contractors in relation to working hours, noise etc will be applied.

Although I am sure not a valid planning objection I consider this application to be an unnecessary further increase in building density on this site.

Observations/Comment

- I have no objection to this application as long as there is a condition that the second floor extension over the garage has no windows on the flank overlooking my property, particularly as I have a lounge window that is adjacent.

I understand that as part of the redevelopment the applicant also wishes to remove trees at the rear. The planning department may wish to investigate this further. I have no objection to the removal of the Cypress trees adjacent to the pool house as they are far too close to the foundations. All I ask is the owner provides replacement screening on my side of the boundary.

Officer's Analysis

Site Description

The application site is located on the south side of Norwood Lane. It is inset from the green belt and sits adjacent to the Hook Green Conservation Area. The site is located within the Meopham Downs Landscape Character Area.

The host dwelling is a single storey detached bungalow which has habitable rooms within the roofspace being served by windows in the gable end and rear dormers. The property benefits from an attached single garage to the side and generous driveway and laid to lawn front garden. The property has a large outbuilding which houses a swimming pool. With the exception of the property to the west (Peace Cottage), the surrounding properties within the immediate area are all two storey, with little uniformity in their scale and design.

The plot is long and narrow and is surrounded by two storey residential dwellings of various sizes and designs.

The surrounding area is residential in character with varied architectural styles.

Proposal

The application seeks permission for the creation of an additional first floor level including internal alterations, erection of a single storey rear extension, front porch and alterations to the roof of the existing attached garage.

The first floor section would not extend past the original footprint of the dwelling. The single storey side and rear extension would be retained, with an additional single storey rear extension adjoining it which would have a lesser projection than the existing rear extension.

Existing Elevations



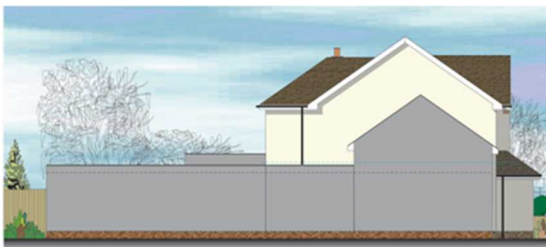
Existing Side Elevation (East)



Existing Side Elevation (West)



Proposed Elevations



Proposed Side Elevation (East)



Proposed Side Elevation (West)



The current dwelling has 4 bedrooms, with 2no. home offices, garage, bedrooms 3 and 4, bathroom, sitting/dining room, kitchen, utility and second sitting/dining room on the ground floor and Bedrooms 1 and 2 and bathroom within the roofspace.

The proposed extensions would comprise of a new front porch, an open plan family room/kitchen and a reconfiguration of the ground floor to provide 2no. children's home office, garage/store, gym, new utility room and home office on the ground floor.

The first floor would comprise of four large bedrooms, 2no. bathrooms and 2no. walk-in wardrobes.

Design, Character and Appearance

As noted above, the prevailing architectural character of the immediate locality is fairly mixed, but the majority of the surrounding properties being two storey with only the adjacent property, Peach Cottage being a bungalow. As such, the principle of extended this property to provide a two storey dwelling would be acceptable and not out of character with the area.

The scale of the first floor extension and the single storey rear extension would not be out of keeping with the surrounding properties and the footprint of the property would only be extended at single storey. The

design of the proposal is in keeping with the existing property and where there is no prevailing architectural design within the immediate area, it would not be at odds within the streetscene. There are currently first floor windows located within the side facing gable ends, however the proposal would have habitable room window located within the front and rear elevations only and one small window located within the west facing side elevation serving a bathroom.

The mixture of hip and pitch roof, together with the replacement flat roof of the garage to a pitch roof and modest porch, would respect the existing property and result in a good design that would enhance the existing property and the character of the area.

The proposal is therefore in accordance with Policy CS19 of the adopted Gravesham Local Plan Core Strategy (2014) and paragraphs 126 and 130 of the NPPF 2021.

Amenity of Future Occupiers

The proposal would result in the same number of bedrooms as the existing but the whole property including the existing ground floor would see a significant reconfiguration. All of the proposed rooms would provide an acceptable level of living space and access to natural light and outlook and would accord with the minimum space standard. In addition, the minimum garden area for four bedroom property is 100m². The rear extension would see a decrease in garden space, however the retained garden area would be 514.98m², which would exceed the Residential Layout Guidelines.

Therefore, the proposed development is not considered to harm the amenity of the future occupiers of the site.

Neighbouring Amenity

The proposal would increase the height of the existing dwelling by the creation of the additional floor. The existing property already has habitable room windows at first floor level within both flank elevations and the rear roofslope. As such, there is already a certain level of overlooking already afforded. However, the proposal would result in additional and larger windows within the front and rear elevations but only a small bathroom window within the west facing flank wall. The front facing windows would overlook the existing driveway, garden and highway and would not result in an impact on privacy. The rear of the site would afford views over surrounding gardens and properties, however, the area is built-up with two storey properties that would have a mutual level of overlooking over surrounding properties and gardens. Therefore it is considered the proposal would not significantly harm the properties to the rear, in terms of overlooking.

Neighbouring comments were received in terms of overdevelopment of the property, together with construction hours and noise, but no comments relating to overlooking or loss of privacy. The property benefits from a large plot that appears significantly larger than the majority of the surrounding plots. The proposal only extends the property at first floor within the original footprint of the dwelling, with only a small porch and modest single storey rear extension. The retained garden area far exceeds the minimum garden area. Overall it is considered that the proposal is in keeping with the surrounding built form and within the application site.

In terms of the comments received from Hilton House to the east, there are no windows proposed within the side gable of the garage or the main dwelling and the proposed wardrobe would only be served by a rooflight. A condition will be added to the decision to ensure no additional flank windows are added without planning permission. In terms of loss of trees, there are no details within the proposal relating to tree removal and the majority of the works could be carried out without an impact on the trees, specifically the ones to the far rear of the site.

Overall and taking all of the above into account, it is considered that the proposal would not result in an unacceptable level of overlooking or loss of privacy to the occupants of the surrounding properties.

Parking and Highway safety

Saved Policy P3 of the Gravesham Local Plan First Review (November 1994) requires development to make provision for vehicle parking in accordance with the Kent County Council Vehicle Parking Standards.

The current property has four bedrooms. As a result of this proposal the number of bedrooms would not increase, however the attached garage would be partly converted into a gym. The existing driveway has ample room for more than 3 vehicles which would accord with Kent County Council Vehicle Parking Standards. The GBC – Highways Office has suggested a condition for wiring for the provision of electric vehicle charging which will be added to the decision.

Impact on Landscape

Impact on landscape - the application site is located within Meopham Downs Landscape Character Area.

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.

It is not considered that the proposed development would have a material impact on the landscape, as the site is located within the rural settlement

There is no impact on the character or setting of the adjacent conservation area.

Conclusion

It is considered that the revised scheme has overcome the previous reasons for refusal and the proposal is in accordance with local and national planning policy and is therefore recommended for approval.

Recommendation

Permission

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

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	17 th August 2022	Dated:	17th August 2022