

Delegated Report

Householder Planning Application

Planning Application No: 20220942

Location: 23 Walnut Tree Way Meopham Gravesend Kent

Description: Demolition of the existing conservatory and erection of a single storey rear extension.

Applicant: Mr Daniel Francis

Site Visit Date: Desktop assessment

Submitted Documents/Plans

- Application Form
- Drawing No: 23-WALNUT-TREE-WAY-01 (Existing Floor Plans, Elevations, Site Location Map and Existing Block Plan)
- Drawing No: 23-WALNUT-TREE-WAY-02 (Proposed Floor Plans, Elevations, Site Location Map and Existing Block Plan)

Relevant Planning History

Reference	Description	Outcome	Decision Date
19780874	Erection of conservatory at rear	Permitted	20.11.1978

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

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

- P3 – Vehicle Parking Standards

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)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment

Consultations, Publicity and Representations

Meopham Parish Council

The Parish Council has no objection to this application.

Neighbouring properties

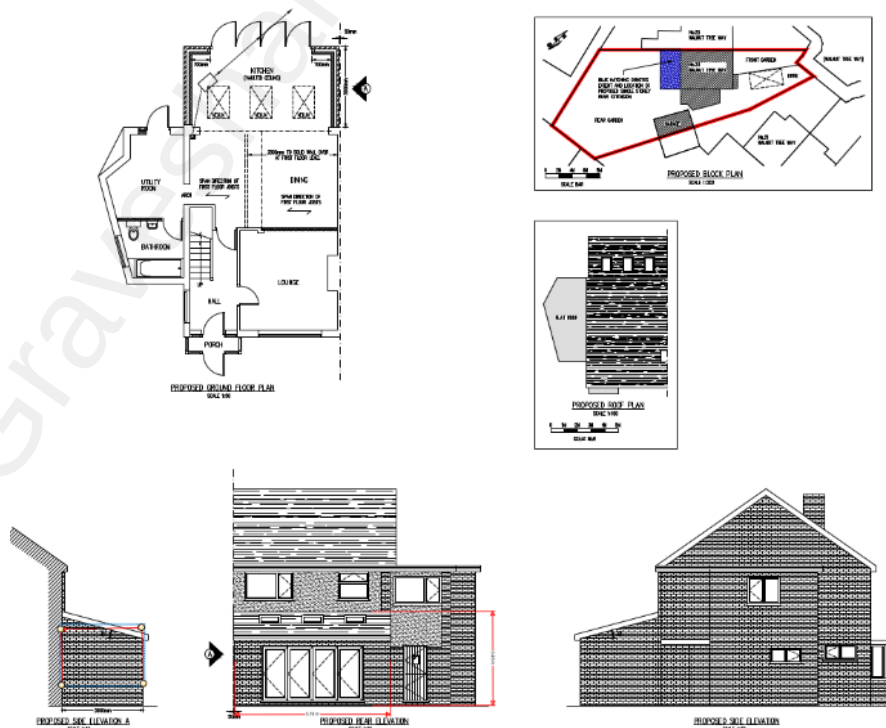
The application was advertised by way of letter to 5 surrounding properties. The consultation period expired on 20th September 2022 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of a single storey rear extension. The extension will project 3m from the rear elevation of the house and span 5.7m with an overall height of 3.4m.

The extension will be finished with a mono pitched roof which will include a bifold door in the rear elevation and three roof lights. The extension will be used as a kitchen area and will be constructed using materials to match the host dwelling.



Character and Appearance

The application site is a two storey semi detached house situated in a rural settlement which is inset from the greenbelt. The property is situated on an irregular shaped plot and has been previously extended to the rear by way of a conservatory which was granted planning consent under reference 19780874.



The proposed single storey rear extension will not be visible from the main street scape due to its rearward positioning, therefore it is not considered to harm the character and appearance of the area. Furthermore the proposed extension is not dissimilar to what can be constructed under permitted development rules due to its minimal scale. The extension will be contained within the property boundary thus reducing any concerns of encroachment.

It is noted that there are also similar extensions within the vicinity and so this is not considered an out of character addition in the area. It is considered that the extension is acceptable designed and is subordinate to the host dwelling.

The proposal is compliant with SPD4 – Householder Alterations/Extensions Guidance (2021) and CS19 of the Local Plan Core Strategy 2014.

Amenity of Future Occupiers

Post development there will be a garden area of approx. 196sqm which is compliant with the requirements of SPG2 – Residential Layout Guidelines (2020) and so the proposal is considered to safeguard the amenity of future occupiers.

Neighbouring Amenity

Due to the orientation of the property and the location of the extension it is not liable to harm the amenity of No.21 Walnut Tree Way. The privacy is also safeguarded as there are no windows proposed in the flank elevation.

The extension is minimal in terms of scale and is not liable to harm the amenity of the adjoining property known as No. 25 Walnut Tree Way. The neighbouring site has an extension in place already which appears to project further than the proposed extension and so there are no concerns in this regard.



Parking and Highways

The site will retain its existing parking arrangements and so there are no concerns in this regard.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within the Meopham Downs Character Area, as set out in the Council's Landscape Character Assessment document.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that this development would not be detrimental to the Meopham Downs Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	11 th October 2022	Dated:	12 October 2022