



Delegated Report

Full Planning Application

Planning Application No: 20240795

Location: 1 Willow Walk Meopham Gravesend Kent

Description: Application for variation of condition 2 attached to planning permission reference number 20240166 for Demolition of existing detached garage and rear projection, erection of first floor extension to bungalow with pitch roof dormers to front, single storey rear extension with roof lights and incorporating integral garage into residential use with alterations to fenestration; to allow an increase to the rear extension.

Applicant: Palvinder Phiora

Site Visit Date: Previous Visits

Submitted Documents/Plans

Application Form
3429-013 – Revision to First Floor, Floor Plans and Elevations
3429-014 – Revision to First Floor, Block Plan
Cover Letter

Relevant Planning History

Reference	Description	Decision	Decision Date
20230786	Application for prior approval under Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for enlargement of a dwelling by construction of additional storey with a maximum height of 7.45 metres.	Refused	12.09.24
20240166	Demolition of existing detached garage and rear projection, erection of first floor extension to bungalow with pitch roof dormers to front, single storey rear extension with roof lights and incorporating integral garage into residential use with alterations to fenestration.	Permitted	06.06.24
Appeal Ref: APP/K2230/D/23/3329823 relating to 20230558	Demolition of existing detached garage and rear projection, erection of first floor extension to bungalow, single storey rear extension and side extensions incorporating garage to either side and alterations to fenestration.	Dismissed	29.01.24
20230558	Demolition of existing detached garage and rear projection, erection of first floor extension to bungalow, single storey rear extension and side extensions incorporating garage to either side and	Refused	14.07.23

	alterations to fenestration.		
20221122	Demolition of existing detached garage and rear projection, erection of first floor extension to bungalow, single storey rear extension and side extensions incorporating garage to either side and alterations to fenestration.	Refused	29.11.22

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 - Impact of Development on Highway Network

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

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); and
- Gravesham Landscape Character Assessment (2009)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

Meopham Parish Council

Due to the nature and content of the proposed change Meopham Parish Council raises no objection to the application.

We therefore have no objection to this proposal.

Ward Councillors
No comments received.

Dickens Country Protection Society
No comments received.

Neighbouring properties

3no. surrounding properties were consulted and 0 comments were received from members of the public.
The final date to submit comments ended on 27th September 2024.

Officer's Analysis

Proposed Changes

This application seeks to make changes to the recently approved application under planning reference, 20240166. That application was for *'Demolition of existing detached garage and rear projection, erection of first floor extension to bungalow with pitch roof dormers to front, single storey rear extension with roof lights and incorporating integral garage into residential use with alterations to fenestration.'*

The cover letter provided describes the proposed change as:

- Increase the rear extension to increase the first-floor usable area.

However, the plans provided indicate that the changes would more accurately be described as:

- Alteration of the single storey rear extension, to create a two-storey rear extension.

This is evident when comparing the elevations approved to those now proposed, as follows (Not to Scale):





Paragraph: 014 Reference ID: 17a-014-20140306 of the National Planning Policy Guidance states that a Section 73 application cannot be used to change the description of the development. As this part of the development is described as a 'single storey rear extension', in the originally approved description, and this proposed change would change this to a 'two storey rear extension', the description would be changed. Therefore this Section 73 application is the incorrect procedure to seek these changes and a Full Planning Application should be used to achieve such changes. However, for completeness, a full assessment will follow.

Principle of Development

This application is located inside a Rural Settlement inset from the Greenbelt (Culverstone Green), where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development.

However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers, Residential Amenity of neighbours and Parking Provision.

Design, Character and Appearance

This particular property holds greater prominence to the street scene than others, given its corner location on Willow Walk and Wrotham Road Street (A227). It is also noted that although not a deep dwellinghouse, it is a spacious dwelling as a result of its wide frontage which, again gives it a greater prominence and impact to the character of the area. Prior to the works undertaken following approval in 2003, the dwellinghouse was relatively unchanged. Those works result in enlargement to the north side elevation and rear.



The existing dwellinghouse, is a reasonably sized bungalow, low in height, wide but limited in depth. The approved scheme has been improved over various designs to simplify the roof, layout and design, making it sympathetic to its unusual layout and neighbouring properties. This scheme would entirely undo the benefits gained from those improvements and, the resulting dwellinghouse would be overdeveloped, bulky and unsympathetic in this mixed rural/urban area, which the planning inspectorate in appeal ref; APP/K2230/D/23/3329823, described as follows:

‘... the prevailing character of the immediate area is bungalows or chalet bungalows. Where there are two storey properties, they are set well back from the road frontage. In contrast, the appeal property is very prominent in the streetscene by virtue of its corner location and the fact that it is set well forward of Marycroft. That prominence is accentuated by its unusual plan form, being very wide across the frontage but with limited depth.’

The proposed two storey extension to the rear would not be visible directly from the front elevation. However, this plot is located on a corner in the road and so the rear extension at two-storey would be visible from Willow Walk. Therefore, it would have an impact on the streetscene.

In the approved scheme; the single storey rear element was appropriate as a contradiction to the two-storey bulk, making it a subservient feature. The proposal to replace this single storey element, with two-storey bulk at the same height of the main dwellinghouse, would entirely remove the subservient character of this rear projection replacing it with an incongruous, disproportionate building, resulting in overdevelopment of the site.

This overdevelopment is evidenced by the large area of flat roof at two-storey level, to accommodate the addition. The two-storey element proposed, would result in a large, two-storey building, unsympathetic to the prevailing character of the area.

The proposed two storey extension, in conjunction with the other elements of the approved scheme, would result in overdevelopment which, like the previous refused schemes; *‘would be significantly over and above the scale of the original building, eclipsing the original scale of the dwellinghouse in a manner which would be uncharacteristic for this residential area which is a rural settlement with a mixed residential and rural appearance.’*

On balance, as a result of the significant scale and prominent bulk; the proposed development would not comply with the requirements of the Design for Gravesham – Design Guide (2024), Householder Extensions/Alterations Design Guide (2021), Design Policy CS19 of the Core Strategy 2014 and paragraph

135 of the NPPF (2023) in terms of design, character and appearance.

Amenity of Future Occupiers

The NPPF (2023) 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.

The existing dwellinghouse contains three bedrooms. The proposed dwellinghouse would result in five bedrooms at first floor with five ensuites a hall, and gallery. There would be a hall, reception, lounge, dining room, family room, study, bathroom, utility room and kitchen at ground floor.

The rooms would meet the required minimum space standards and would continue to have adequate rear garden depth and area as per SPG2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020.

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, no objection to the proposal was received. There are two adjoining neighbours, Marycroft and Collina, as shown in the images below:



Marycroft

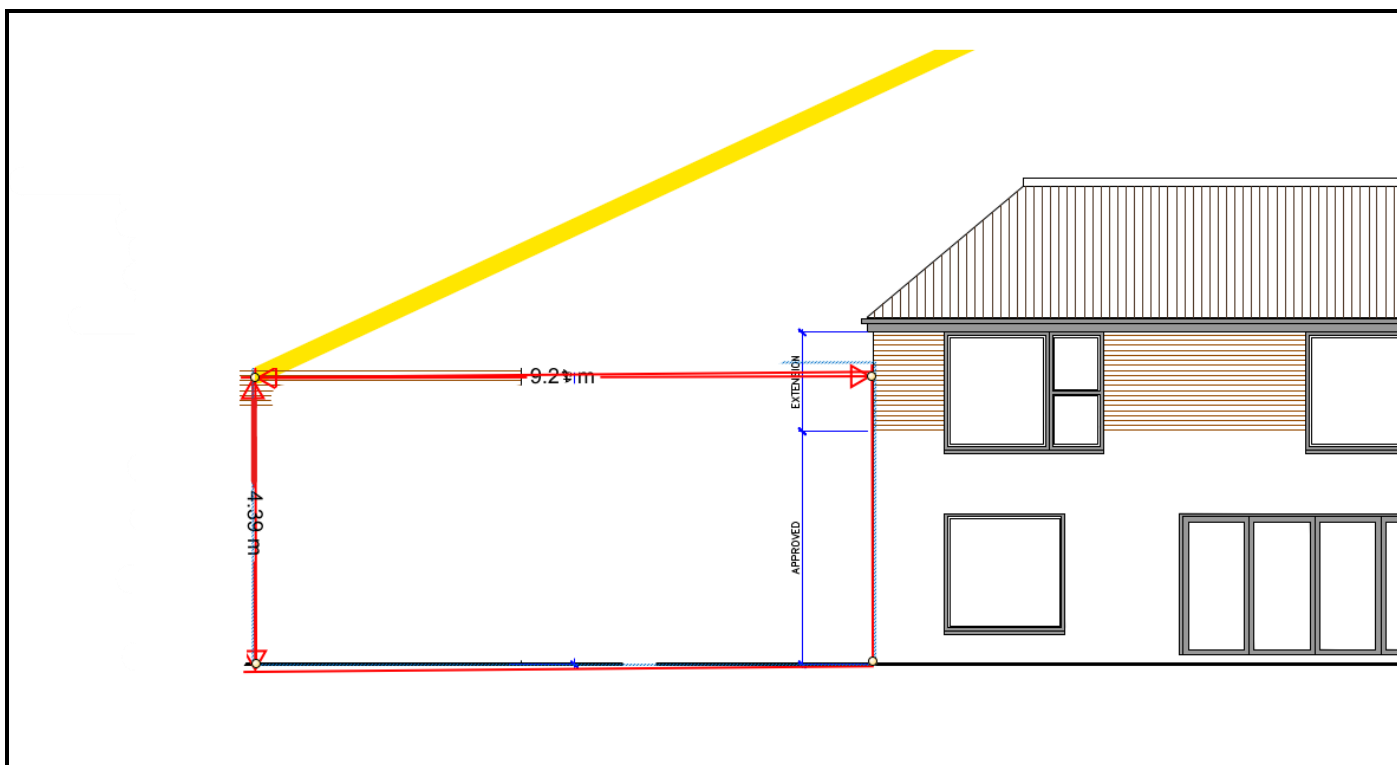


Collina

The below tests are used to assess potential overshadowing on neighbouring properties. This focusses on the side facing first floor window on 3 Willow Walk to the South East. There are no side facing windows on Marycroft to the north and so the test was not applied to this neighbour.



45 degree test



25 degree test

As the above tests show, there would not likely be overshadowing of this window in the neighbouring property.

This dwellinghouse given its corner plot is set forward of both adjoining neighbours. There would be no new upper floor side openings, despite the introduction of two-storey development at the rear, proposed by this scheme, thus preventing direct overlook. The depth of the dwellinghouse would not increase with the addition of the second storey. On balance, the development would not significantly harm the amenity of residential neighbours.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Parking and Highways

The number of bedrooms proposed by this scheme would not be altered from that approved. The parking provision and accesses are not proposed to be altered by this amendment. As per the approved scheme, the proposed site plan does appear to show some changes to the layout, but it is not clear which areas represent parking area and which areas would be soft landscaping. Any alterations to boundary treatment could also impact sight lines, depending on the proposed parking areas. Conditions would therefore require details of hard and soft landscaping, boundary treatment and vehicle and cycle parking provision.

Adequate parking provision could therefore be made available, in compliance with saved policies T1 and P3 of the Local Plan First Review 1994 and Policies

Conclusion & Recommendation

The proposed alterations would result in a change to the description works approved under planning approval reference 20240166. As such, a Section 73 (Town and Country Planning Act 1990) application, is the inappropriate method to seek consent for this alternative scheme, as per Paragraph 14 of the National Planning Policy Guidance. The scheme therefore cannot be approved via this method of application.

The proposed development would result in extensions and alterations disproportionately over and above the existing dwellinghouse, in a manner uncharacteristic of the rural character of this residential settlement and

in a prominent position which would have significant impact to the areas character and street scene. This would be contrary to the requirements of the Design for Gravesham – Design Guide (2024), Householder Extensions/Alterations Design Guide (2021), Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF (2023) in terms of design, character and appearance.

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

Case Officer:	Mrs Lisa Fisher	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	17th October 2024	Dated:	18th October 2024