



Delegated Report

Householder Planning Application

Planning Application No: 20230142

Location: 1 Strand Close Meopham Gravesend Kent

Description: Erection of a proposed two storey side extension and ground floor front extension.

Applicant: Mr Lee Jameson

Site Visit Date: 14 April 2023

Submitted Documents/Plans

- Application form;
- Site Location Plan;
- Drawing no. LJ/1ST – Existing Plans & Elevations;
- Drawing no. LJ/2ST – Proposed Plans & Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20210468	Erection of a single storey rear/side infill extension, new pitched roof to replace flat roof on existing ground floor side extension and alterations to rear garden retaining wall and steps.	Permitted	02.06.2021

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 (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
- 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- 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).

Consultations, Publicity and Representations

Consultees

GBC Highways Officer

Applicant should submit a parking plan, which can be conditioned as the property is large enough to accommodate two vehicles. Additionally, to comply with SPG4 a secure cycle parking space should be provided for the additional bedroom.

Ideally the hedge to the front of the façade of the property should be reduced in height to provide both vehicle and pedestrian visibility but cannot think of any planning reason to justify the request.

Meopham Parish Council

Objects on the grounds of excessive bulk relative to the size of the plot.

Dickens Country Protection Society

The Society notes the proposed side extension would project some 5m in front of the building line in Huntingfield Road on a prominent corner position and is likely to impact on the openness of the corner and the street scene.

Neighbouring properties

7 surrounding properties were consulted with an overall consultation expiry date of 20.03.2023 – no responses received.

Officer's Analysis

The application site consists of a two storey end of terraced dwelling situated on the corner of Strand Close and Huntingfield Road. The site is located in Hook Green Meopham a rural settlement inset from the Green Belt, within Meopham Downs Landscape Character Area and in an Area of Archaeological Potential.

The proposal is for the erection of a two storey side/front extension and a single storey front extension.

The principle considerations in the assessment of this application are:

- Principle
- Design, Character and Appearance including including Landscape Character

- Amenity of Occupiers
- Neighbouring Amenity
- Parking & Highway Safety
- Archaeological Impact

Principle

Policy CS02 (LPCS) states that in the rural area, development will be supported within those rural settlements inset from the Green Belt and defined in the Policies Map. This is a proposal for extensions to an existing dwelling in the Rural Settlement Inset from the Green Belt of Hook Green and as such the proposed development is acceptable in terms of principle. The proposal must now be looked at in terms all of principle considerations to see whether it is acceptable with regards to them.

Design, Character and Appearance including including Landscape Character

The application property consists of an end of terrace dwelling on a corner plot at the junction of Strand Close and Huntingfield Road. The area is characterised by other terraces and also semi-detached dwellings.

The site is seen in the below aerial photo (application property marked with a star):



The Householder Extensions/Alterations Design Guide (2021) states the following in respect of two storey side extensions:

Two Storey Side

10.5 Two storey extensions can have a more significant impact on the appearance of the street. Care is also needed when considering the relationship between any proposed extension and the boundary with neighbouring properties as the separation between properties can provide access routes to the rear of the property and in some locations are part of the character of the area. Depending on the orientation of the neighbouring property, side extensions also have the potential to impact their amenity. To ensure these potential issues are resolved, two storey side extensions should be designed in accordance with the guidance below.

- **Footprint:** Extensions should generally aim to appear subservient to the host building by lying behind the main front building line, though where designed well or having regard to positive local character, other approaches can be supported. See advice of extensions to corner properties in the following section.
 - **Height:** Extensions should not exceed the eaves height of the host building.
 - **Width:** Extensions should generally be no greater than half the width of the host building. The existing rhythm of the street, including for example characteristic gaps between properties, the symmetry of pairs of semi-detached homes or groups of terraced houses, should not be unreasonably interrupted. A minimum gap of 1 metre should be retained between the extension and the flank boundary.
 - **Design:** Extensions are of greater visibility, and should incorporate roof designs to reflect and generally be subservient to the main property's roof. The use of flat or false pitched roofs visible from the street should be avoided. Patterns of windows should reflect the host building and local character. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.
 - **Materials:** Matching external materials and window / door frames should be used.
 - **Overlooking:** Extensions should avoid inserting any flank windows where they would allow new, or significantly increased overlooking views into neighbouring gardens / properties.
 - **Light / Outlook:** The 45 / 25 degree rule will be used to assess the impact of the extension on neighbouring light / outlook.
- **Garden Space:** Adequate garden area for the enlarged house should be retained following development
 - **Bin Storage:** Adequate provision for discreet storage of waste bins in the front garden



Ground floor set back 0.5m



Two storey side extensions should be subordinate in scale to the original house.



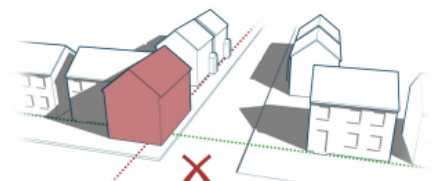
Side extensions should be set back and set in to avoid the 'terrace effect'.

It states the following in respect of extensions to houses on corner plots (as is the case here):

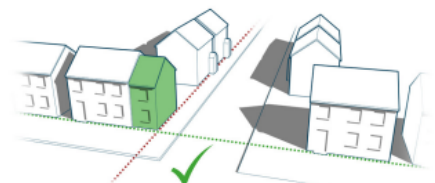
Extensions to houses on Corner Plots

10.6 Corner plots may provide opportunities to create large extensions that face onto the return road and in some cases can create a landmark building feature. Their location makes them highly visible from two streets and can provide an opportunity to improve the appearance of an area. Houses on corner plots may have capacity for two-storey extensions that extend to the side or rear. Extensions should follow the relevant advice given in preceding sections and ensure:

- **Building Line:** Development should generally reflect the surrounding building lines where they are a key and clear part of the local character. Any projection forward of the building line on the return street must be very carefully considered as this will be highly visible. This may be resolved through the massing (such as stepping), fenestration or material treatment of the proposal. Views along the return street to the proposed building should be understood and taken into account.
- **Roof Form:** The relationship between the roof of the existing property and an extension on a corner is carefully considered.
- **End Walls:** Extensions that result in overbearing end walls, including blank, uncharacteristic gables, or flank walls, will generally not be acceptable. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.



Development should not dominate the street corner.



Development should generally reflect the surrounding building lines

The existing and proposed block plans, elevations and floor plans are as follows:



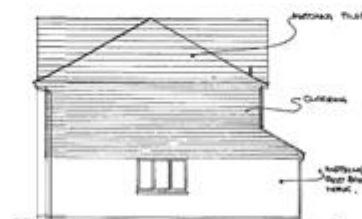
Existing



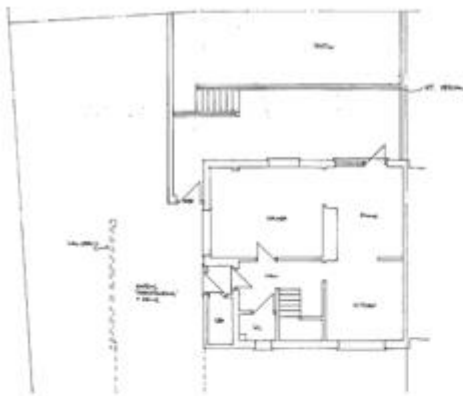
Proposed



Existing



Proposed

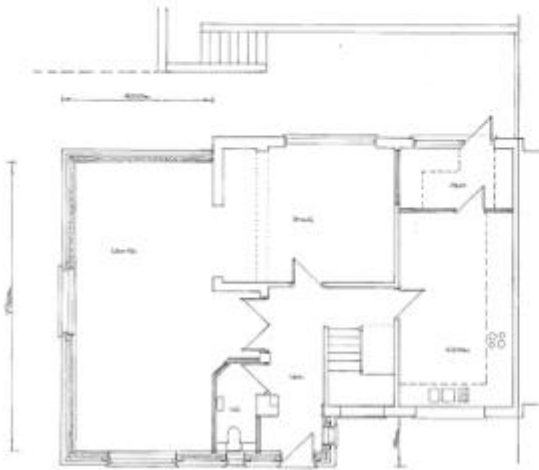


EXISTING GROUND FLOOR PLAN 1:100

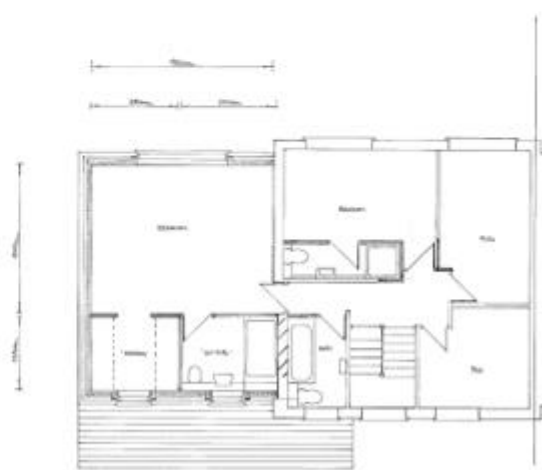


EXISTING FIRST FLOOR PLAN 1:100

Existing



PROPOSED GROUND FLOOR PLAN 1:100



PROPOSED FIRST FLOOR PLAN 1:100

Proposed

The proposed two storey extension would bring the building forward of what is a determined building line on this side of Huntingfield Road. The existing house is not currently forward of this building line. This is a corner plot with the property fronting both Strand Close and Huntingfield Road, the proposal therefore does need to address the building lines in both roads which it does not.

Notwithstanding the projection beyond the building line, the extension would in any case be very large being 5m in width and its depth being almost the full depth of the dwelling with further depth added with the single storey extension proposed on the Strand Close elevation. The extension would be built in line with the ridgeline of the host dwelling and would project forward of the Strand Close elevation at ground floor and have only minimal set back at first floor level. Overall it would therefore be a large and bulky incongruous addition which would not respect the character and appearance of the host dwelling or the streetscene. In respect of design, character and appearance the proposal is therefore considered contrary to Policy CS19 (LPCS).

The site is located in the Meopham Downs Landscape Character Area. As the proposal is for an extension to a built up area of housing, within the rural settlement of Hook Green, it is considered there would be no harmful impact on the surrounding landscape character and in this respect the proposal is compliant with Policy CS12 (LPCS).

Amenity of Future Occupiers

The proposal would result in the property increasing from a three to a four bedroom dwelling. SPG2 states that for a property with four or more bedrooms the minimum garden area should be 100 sq. m and 10m in depth

The existing garden and proposed garden areas and rear garden depths (excluding parking areas) are:

Existing

Existing Garden Area – 174.4 sq. m

Existing Rear Garden Depth – 6.2m

Proposed

Note - It is not clear from the proposed block plan if the parking area would increase in size – the existing parking area size has been used in the absence of any other information):

Proposed Garden Area – 127.7 sq. m

Proposed Rear Garden Depth – 6.2m

As can be seen the garden area would exceed 100 sq. m and although the rear garden depth would be undersized this is the existing situation.

The Technical Housing Standards – nationally described space standard (2015) sets out the minimum sizes for bedrooms which are 7.5 sq. m for single bedrooms and 11.5 sq. m for doubles. The proposed bedroom would be 18.9 sq. m so it exceeds the minimum size for a double. One of the existing bedrooms would be altered with an en-suite, which would reduce it to 10.3 sq. m. This would be slightly the minimum standards for a double but would exceed the single bedroom minimum size.

Overall in respect of occupier amenity the proposal is considered compliant with Policy CS19 (LPCS).

Neighbouring Amenity

The neighbouring property to the north is no. 45 Hungtingfield Road. Due to the siting of the proposed extension and its distance from no. 45 it would cause no material harm on the windows in the front and side elevations of no. 45 over and above the existing situation with regards overshadowing or loss of light. There is a bedroom window proposed in the rear of the proposed extension at first floor level but given its positioning in the elevation it would not cause any direct overlooking of any of the windows in the front or side elevations of no. 45.

Due to the siting of the proposed extension and the distance from the other surrounding neighbours there would be no impact with regards any other properties.

Overall in respect of neighbour amenity the proposal is considered compliant with Policy CS19 (LPCS).

Parking and Highway Safety

SPG 4 - KCC Parking Standards (2006) state that for a property with four or more bedrooms there shall be a maximum of 3 spaces per dwelling. The Council's Highways Officer confirms two spaces will be required and a parking plan could be conditioned. Subject to a condition regarding parking provision it is therefore considered the proposal would be acceptable with regards parking and highway safety and in this regard the proposal would be compliant with saved Policy P3 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal is considered acceptable in respect of landscape character, amenity of occupiers and neighbouring properties and parking and highway safety. However, it has not been found to be acceptable in relation to design, character and appearance. As such the proposal is contrary to local and national planning policy.

Recommendation: Refusal

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

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	17th April 2023	Dated:	17th April 2023