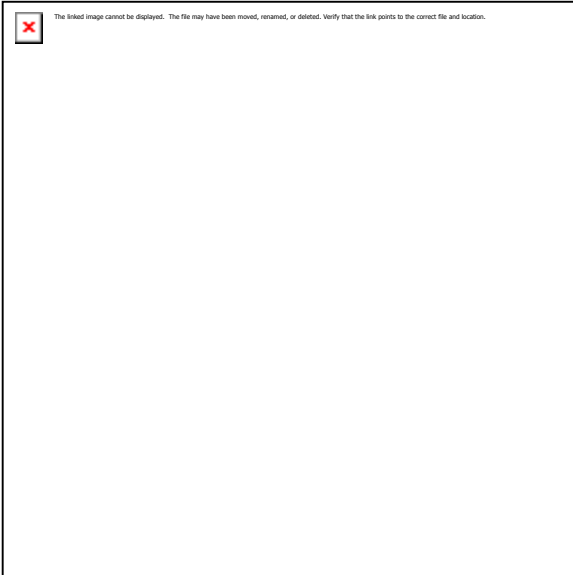




Delegated Report

Householder Planning Application

Planning Application No: 20220042

Location: Glasbaile Norwood Lane Meopham Gravesend

Description: Demolition of detached garage and erection of a two storey side and part single storey front extension with integrated garage.

Applicant: Mr & Mrs Green

Submitted Documents/Plans

Application Form dated 14th January 2022;
Cover Letter dated 14th December 2021;
Drawing No. 2166-PL01 Existing Plans and Elevations;
Drawing No. 2166-PL02 Proposed Plans and Elevations;
Drawing No. 2166-PL03 Site Plans.

Relevant Planning History

Application Ref. No.	Description	Decision
20100086	Erection of part two storey, part single storey side extension to form garage and enlarged kitchen at ground floor level with two bedrooms and ensuite shower room/wc at first floor level and erection of a conservatory at the rear.	Refused 01.04.2010
20100357	Demolition of existing garage and erection of two storey side	Permitted 11.06.2010

extension to form a garage and enlarged kitchen at ground floor level with a bedroom and ensuite shower room/wc at first floor level and erection of a conservatory at the rear.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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 Adopted 1996 – amended June 2020;
- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)
- Housing Standards Policy Statement (1st October 2015)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Meopham Parish Council

The Parish Council raises no objection to this application.

GBC Highways

I have no objections to this proposal, whilst the garage can no longer be considered to be a garage it is adequate for the secure storage of cycles.

In terms of car parking, two parking spaces should be provided and with a drive length of approximately 11 metres this can be achieved.

Neighbouring properties

13 surrounding properties were consulted and the application has been advertised by site notice on 28th January 2022. 1 letter of representation has been received making the following comments:

- Loss of privacy and overlooking
- Inappropriate size and siting
- Overbearing impact
- Previous planning application refused

The consultation period expired on 18 February 2022.

Officer's Analysis

Proposal

This application seeks planning permission for the demolition of detached garage and erection of a two storey side and part single storey front extension with integrated garage. The side extension would be 3.25 metres in width for the garage and utility room on the ground floor and bedroom on the first floor. This would extend to 4.4 metres to the rear to accommodate the kitchen and en-suite. The side and front extension have a length of 9.2 metres with the garage being brought into line with the existing porch. The existing house has a footprint of 115 square metres. The proposal would provide an additional 56 square metres of internal floor space. A side access would remain between the extension and the property boundary.

The materials would match the existing building with red brick, render and concrete interlocking roof tiles. The extensions will provide a master bedroom, ensuite and larger kitchen.

Background

Planning permission was previously refused for the erection of part two storey, part single storey side extension to form garage and enlarged kitchen at ground floor level with two bedrooms and ensuite shower room/wc at first floor level and erection of a conservatory at the rear under reference 20100086. This application was refused for the following reasons:

1. The side extension would be too large in terms of size, scale and bulk and would be too close in proximity to the neighbouring dwelling. The extension would be overbearing on Clan Ross and have a detrimental impact upon the amenity of this dwelling. The extensions would overdevelop this plot within the Village Envelope. Therefore, Policies TC1, V1 and V2 of the Gravesham Local Plan First Review would be compromised.
2. The visual lung between the application dwelling and Clan Ross would be lost, and the separation between these dwellings unreasonably compromised. The proposed extension would not be well designed or subservient to the existing property and would compromise the amenity of the existing dwelling and the street scene. Therefore, the character of the Special Landscape Area would be harmed and Policy C4 of the Gravesham Local Plan First Review would be compromised.

Following on from refusal of planning permission amendments were made to the proposal as follows:

- The flank wall of the side extension was made parallel not tapered;
- The side extension was moved away from the neighbouring property;
- The side extension was made subordinate to the main property with a dipped ridge height and set back from first floor level;
- The extension was made almost identical to the attached property giving the pair of semi detached dwellings a degree of symmetry.

As a result it was considered that the proposal was acceptable in the street scene and Special Landscape

Area, the extension is well designed and reasonable in terms of size, scale and bulk and the impact on the neighbouring property is not significant and as the boundary tapers out towards the rear of the extension and the flank wall is a reasonable distance away from the neighbouring dwelling. It was considered that the amended proposal complied with Policy TC1, V2 and C4 of the Gravesham Local Plan 1994.

Planning permission was granted for demolition of existing garage and erection of two storey side extension to form a garage and enlarged kitchen at ground floor level with a bedroom and ensuite shower room/wc at first floor level and erection of a conservatory at the rear under reference 20100357.

The previous approved application is not available to view but the description in the delegated report shows that the current application is larger but the principle of the changes to make the extension subservient to the main dwelling remain.

Design, Character and Appearance

The application site is a two storey, semi-detached dwelling located in an existing residential area with a variety of sizes and styles of dwelling. The application site is inset from the green belt and within the Meopham Downs Special Landscape Area.

The adjoining property, Tree Tops, has also been extended two storeys to the side. Planning permission was granted for a first floor side extension to form a bedroom with ensuite bathroom/wc under reference 20010719. The extension was over an existing single storey side extension in line with the existing building line. The first floor extension was set back from the existing building line with the ridge height lower than the existing roof line. The appearance of the pair of semi detached houses would be similar from the front elevation if the current application was granted. The proposal would have a positive impact on the street scene.

The proposal has been designed to be in keeping with existing and adjoining dwelling. The design seeks to mirror the architectural style of the neighbouring properties. The roof of the side extension has been designed to sit lower than the main roof and sit back from the building line at first floor level to ensure that it remains subservient to the main dwelling. The proposed extension has been designed to complement the existing properties in the area and allow for separation from the adjacent properties.

The proposed extensions are considered in keeping with the character and appearance of the street scene and host dwelling and therefore accord with the objectives of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

Amenity of Future Occupiers

The proposal complies with the Council's residential layout guidelines and the Technical Housing Standards - Nationally Described Space Standards in terms of the proposed accommodation and retained garden.

There is no conflict with Policy CS19 of the Core Strategy in respect of the living conditions for future occupants of the dwelling.

Neighbouring Amenity

The proposal would be closest to Clan Ross, a neighbouring detached dwelling to the north west of the application site with an existing two storey side extension with one window in the flank. No flank windows are proposed to avoid direct overlooking and loss of privacy. The extension has been pulled back from the boundary to lessen the impact on this property. As a result of the position and angle of the proposal within its plot adjacent this neighbour, there would be no overshadowing or loss of privacy to this property.

The extension would be set back by 3.8 metres from the rear of the existing dwelling and due to its location it would have no impact on the adjoining neighbour, Tree Tops. No. 67 Tradescant Drive is located to the

rear of the property but due to the distance from the rear of the property and the set back layout reducing views to the south, there would be considered to be no direct overlooking.

Overall, it is considered the proposal would have an acceptable impact on neighbouring properties in terms of outlook and privacy, and daylight and sunlight. As such, the proposal complies with Policy CS19 of the Core Strategy and para. 130f of the National Planning Policy Framework 2021.

Parking and Highways

There would be an increase in the number of bedrooms at the property by 1 as a result of the proposal from 3 to 4. However, the property does have the benefit of existing off-street parking, and would be able to accommodate the requisite increase in the number of parking spaces from 2 to 3 on the existing driveway. It is therefore considered that there would be no additional parking impact from the proposal. There have also been no objections in this regard. The proposal would comply with Saved Policy P3 of the Local Plan First Review (1994) and Policy CS19 of the Core Strategy.

Other material planning conditions

Impact on the landscape - The application site is located within Meopham Downs Landscape Character Area. This area is characterised by gently undulating topography with a mix of arable and pasture farmland, three large settlements located along the A227 and traditional architecture surrounding village greens providing local vernacular.

Policy CS12 of Gravesham Core Strategy (2014) 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 considered that the proposed extensions, due to the property's location within the traditional village settlement, will not detrimentally impact on the landscape.

Conclusion & Recommendation

The proposed extensions will have no detrimental impact on the character and appearance of the street scene, amenities, parking or highway safety and therefore accord with the abovementioned Policies and are recommended for approval.

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

Case Officer:	Karen Cronin	Team Leader:	Faye Hobbs
Signed:	K.Cronin	Signed:	
Dated:	10th March 2022	Dated:	11 March 2022