



Delegated Report

Householder Planning Application

Planning Application No: 20220918

Location: 22 Pitfield Drive Meopham Gravesend Kent

Description: Demolition of existing detached garage and shed and erection of new detached garage. Filling in of the sloped rear garden area to make the rear garden level. Erection of a single storey rear extension and single storey front extension with window alterations to the rear of the property.

Applicant: Mr Odendaal

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 22/08/2022;
Drawing Number L04615-1: (Garage Floor Plans – Proposed);
Drawing Number L04615-2: (Elevations – Proposed);
Drawing Number 1.3: (Block Plans – Existing and Proposed);
Drawing Number 1.3: (Site Location Plan with Block Plan);
Drawing Number 1.2: (Elevations and Section- Existing and Proposed; and
Drawing Number 1.1: (Floor Plans – Existing and Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
19790055	Erection of a two storey extension to form garden room with enlarged bedroom and en suite bathroom at the rear	Permitted	12.03.1979

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

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

Meopham Parish Council

The Parish Council objects to this planning application because it considers that it would have an adverse impact on the character of the local landscape and the green belt. This is particularly true of the bulk of the development and the works to the grounds including the balustrade.

Neighbouring properties

two surrounding properties were consulted and no responses were received. The consultation period ended on 20th October 2022.

Officer's Analysis

Principle

Policy CS02 of the Local Plan Core Strategy 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. Meopham Parish Council commented on the impact of the application on the local landscape and green belt, however, this is a proposal for extension and alterations to an existing dwelling in the Rural Settlement Inset from the Green Belt of Meopham. 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

22 Pitfield Drive is a detached two storey dwelling house located on the Eastern side of the highway. The frontage of the property is hard standing for off road parking with a garage set back to the side.



The application proposes the demolition of existing detached garage and shed and erection of new detached garage. Filling in of the sloped rear garden area to make the rear garden level. Erection of a single storey rear extension and single storey front extension with window alterations to the rear of the property.

The application proposes the erection of a single storey rear extension. The extension will have a flat roof at a height of 3.6m with and will extend beyond the rear wall by 7.25m. The extension will run the width of the rear elevation at 12.2m which although large, is proportionate for the original detached dwelling. It is noted that the depth and width of the proposed extension would be acceptable under permitted development guidelines.

The extension will create space for a newly formed open plan kitchen / dining area. There will be a roof lantern, window to the rear elevation and bifold doors to the rear and flank elevations, leading to the rear garden. The first floor windows to the rear elevation will be replaced to match those of the proposed rear extension.

The single storey rear extension will have a rendered finish, which although is not in keeping with the existing dwelling, cannot be seen from a public vantage point and it would be unreasonable to refuse the application on this.

The application proposes window alterations to the rear of the property. The windows would be replaced to match those of the proposed rear extension and therefore does not raise any concerns from a design perspective and is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the NPPF (2021).

The proposed rear extension is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the rear extension is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2021).

The application also proposes the demolition of existing porch and the erection of the single storey front extension. The extension will make room for a larger entrance hall with cupboard and W/C.

The front extension will be 3.7m in width with a projection of 3.3m and a height of 2.45m to eaves and 3.5m maximum and will be finished with materials to match the existing dwelling.

The street scene is predominantly detached houses that are mixed in design. The proposed front extension

will not harm the street scene as the proposal is not excessive for the size of the existing property. Therefore the proposed front extension accords with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) 2014 and para.130 of the National Planning Policy Framework (2021).

The application also proposes the demolition of existing detached garage and shed and erection of new detached garage. The proposal will have a flat roof with dimensions listed below:

- Depth – 8.64m
- Width – 5.65m
- Height – 2.35m

There will two vehicular doors to the front elevation, a window and door to the rear elevation and another window and door to the flank elevation fronting the rear garden. The proposed garage will have a concrete finish.

The garage is not excessive in size or bulk and is constructed using appropriate materials. Therefore, the garage is considered acceptable in terms of design and accord with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the NPPF (2021).

The application also includes the filing in of the sloped rear garden area to make the rear garden level. This does not raise any concerns from a design perspective and is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the NPPF (2021).

Overall, the development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the NPPF (2021).

Amenity of Future Occupiers

The proposal will safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS). The garden size, post-development of rear extension and proposed outbuilding, will have a depth of 18m and an approximate area of 550m² which complies with Gravesham's Residential Layout Guidelines (RLG) (2020). Furthermore, all rooms provided accord with those set out in the RLG.

The modest scale of the proposal for alterations to the front porch will not result in a loss of amenity space to the dwelling, therefore, no concerns are raised for the future occupiers of the dwelling.

As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance to Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Neighbouring Amenity

The development will not have any detrimental impact on the amenity of neighbouring properties in terms of overlooking, outlook or sense of enclosure.

In terms of loss of light, the proposed rear extension is not excessive in size with a maximum roof height of roof at a height of 3.6m. This is not considered to result in any significant overshadowing for the neighbouring properties. Due to the distance between the neighbouring properties, the proposal would not affect neighbouring amenity in terms of loss of light, outlook or cause a sense of enclosure. Therefore, the application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS).

The proposed outbuilding will not cause material harm to the amenity of any adjoining properties in terms of outlook, privacy or sense of enclosure. The outbuilding will not provide any primary living accommodation

and will be conditioned to remain that way. Therefore, the application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS).

The porch is located to the front of the property away from any neighbouring dwelling and therefore will have no detrimental impact on either neighbouring property in terms of loss of sunlight, daylight, outlook or privacy. As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance to Policy CS19 (LPCS) and Section 12 with the NPPF (2021).

Therefore, the proposed works are considered to safeguard the amenity of neighbouring properties in accordance to Policy CS19 (LPCS) and Section 12 with the NPPF (2021).

Any Other Material Planning Considerations

Contamination

As the proposed demolition of the outbuilding has previously been used as a garage, there could be some contamination in terms of oil and other contaminants derived from garage use. Therefore, a watching brief condition will be included.

Landscape Character Assessment

The site is located within the 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 (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.

The erection of the new detached garage, filling in of the sloped rear garden area to make the rear garden level, erection of a single storey rear extension and single storey front extension with window alterations to the rear of the property is not considered to impact on the Meopham Downs Landscape Character Area as it is within a relatively well-developed part of the landscape.

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The proposed development is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. The development will safeguard the amenity of future occupiers and will have not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	8th November 2022	Dated:	

Gravesham Borough Council