

Delegated Report

Householder Planning Application

Planning Application No: 20220919

Location: 14 Edmund Close Meopham Gravesend Kent

Description: Removal of flat roof from semi-detached garage and replacement with new felt roof to match the adjoining garage.

Applicant: Mr Clarke

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form;
Supplementary Information – Design and Access Statement;
Drawing No. 105_A – OS Plan and Block Plan;
Drawing No. 104 – Floor Plans Elevations and Details – Existing and Proposed.

Relevant Planning History

No relevant history.

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

- SPG2 - 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) (delete as necessary).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments.

Meopham Parish Council

The Parish Council raises no objections to this planning application.

Neighbouring properties

Three surrounding properties were consulted and no responses were received. The consultation period expired on 26.09.22.

Officer's Analysis

The garage for 14 Edmund Close is located adjacent to the front gardens of No.12 and No.14 Edmund Close as indicated below:



This application proposes the removal of the flat garage roof and replacement with a new felt roof to match the adjoining garage.

Design, Character and Appearance

The plans show the dimensions of the garage will remain the same:

- 2.84m width
- 5.58m depth
- 2.47 height (at the front)

- 2.52m maximum height (at the rear)

In addition, the proposed external materials include felt roof and new deeper fascia boarding to match the existing. Therefore, the development will not have a detrimental impact on the street scene. As such the development is considered to be in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The proposed development to replace the garage roof is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021.)

Neighbouring Amenity

The garage will remain as the existing in terms of scale and will therefore not impact neighbouring amenity in terms of causing a sense of enclosure, loss of privacy, impact on outlook or loss of light. Therefore, the proposed development is considered to safeguard neighbouring amenity in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Highways and Parking

There are no highways or parking issues relating to this proposal.

Any Other Material Planning Considerations

Landscape Character Area

In addition to being inset from the Green Belt, the application site is located within the Meopham Downs Landscape 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.

The Meopham Downs Landscape Character 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. The proposal to replace the roof of the garage of 14 Edmund Close will not have a detrimental effect on the landscape character area.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal will not pose an issue with regards to this constraint.

Archaeology

The site lies within an area of archaeological potential. However, the proposal to replace the garage roof of 14 Edmund Close will not have any archaeological impact.

Conclusion

The proposed development will be carried out using acceptable materials to match the existing. Furthermore, this will match the adjoining semi-detached garage. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours.

The application has been fully considered and is in accordance with local and national planning policy.

Recommendation

Permission

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

Case Officer:	Mrs Lucy Hankin	Team Leader:	Miss Faye Hobbs
Signed:	L Hankin	Signed:	
Dated:	18th October 2022	Dated:	18 October 2022