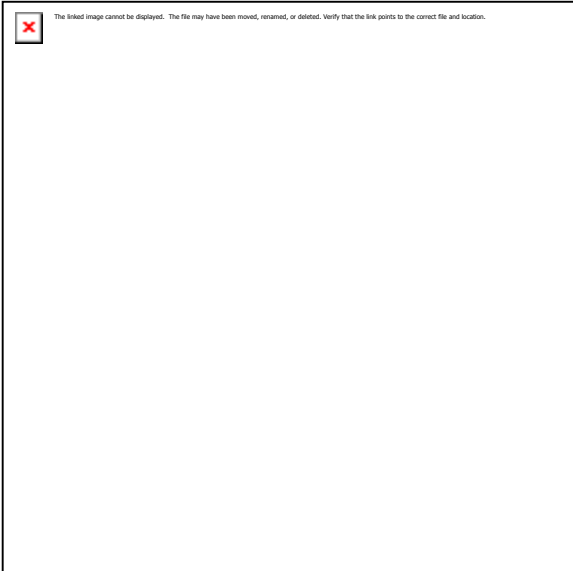




Delegated Report

Householder Planning Application

Planning Application No: 20220993

Location: 8 Cheshunt Close Meopham Gravesend Kent

Description: Erection of single storey rear extension & internal alterations

Applicant: Mr Robert Jackaman

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: 8-CHESHUNT-CLOSE-02 (Proposed Plans, Elevations and Block Plan)
- Drawing No: 8-CHESHUNT-CLOSE-01 (Existing Plans, Elevations, OS Map & Block Plan)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20220662	Erection of single storey rear extension & internal alterations	Permitted	05.08.2022

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

No objections.

Conservation Officer

No comments received.

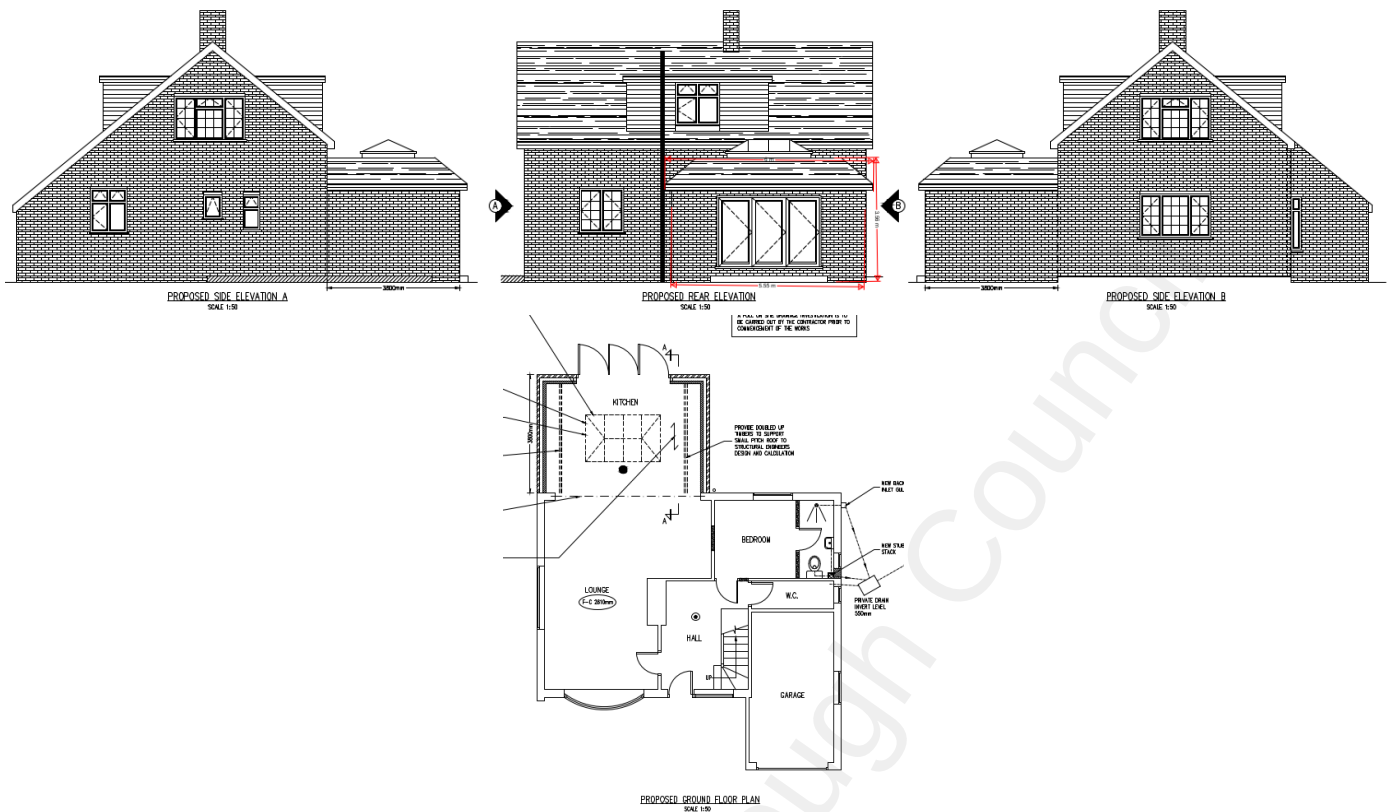
Neighbouring properties

The application was advertised by way of letter to six surrounding properties. The consultation period expired on 30th September 2022 and no comments were received.

Officer's Analysis

Proposal

The proposal appears to be a resubmission of 20220622, except the extension has been reduced in width. The single storey rear extension will have a depth of 3.8m and an overall height of approx 3.6m, the extension will be part width at approx 5.5m, however when including the roof overhang it will measure some 6m. The extension will be finished with a flat roof which will be hipped on the edges and include a single roof light to serve the kitchen area. There will be no flank windows of the extension, however the existing window in the rear elevation which serves the current kitchen will go on to serve a bedroom. There will also be an additional window opening in the eastern flank to serve a shower room.



Design, Character and Appearance

The application site is a chalet bungalow situated in the rural parish of Meopham and within a landscape character area and has not been previously extended. To the front of the property there is a soft landscaped garden and a driveway leading to the garage. There is space to park two cars in tandem on the front drive.



The proposed rear extension is well designed and subservient to the host dwelling. It is located to the rear of the property and is not visible from a public vantage point which reduces any potential impact on the main street scene.

The extension is an acceptable addition to the property and deemed compliant with CS19 of the Local Plan Core Strategy and SPD4 – Householder Alterations/Extensions Guidelines (2020).

Amenity of Future Occupiers

Post development the garden will retain a depth of 10m and an area exceeding 100sqm and so the proposal is deemed to retain sufficient amenity space post development for future occupiers.

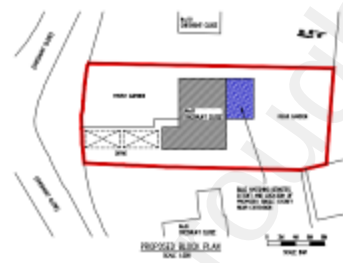
The proposed bedroom will have a minimum area of 6.6sqm which is below the councils recommended standards however the room is existing and could be changed into a bedroom without the benefit of planning and so a refusal on this basis is not considered to be sustainable at appeal level.

The proposal is deemed to safeguard the amenities of future occupiers.

Neighbouring Amenity

Due to the detached nature of the host dwelling and neighbouring properties and the single storey modest nature of the extension there are no concerns relating to impact in terms of light and outlook of neighbouring properties. However there is a proposed window opening as part of the proposal which will serve a w.c, this window will be conditioned so that it is obscure glazed and top hung to protect neighbouring amenity.

No representations have been received.



The proposal therefore complies with CS19 for the Local Plan Core Strategy and SPG2 – Residential Layout Guidelines (2020).

Parking and Highways

Post development it is presumed that the site will include an additional bedroom. It is not clear how many bedrooms exist at the site. However there is sufficient parking on site in the event the property has 4 or more bedrooms.

Any Other Material Planning Considerations

The site is within the Meopham Downs 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.

It is considered that this development would not be detrimental to the Meopham Downs Character Area, as the property is located in the rural settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

The proposal has been fully considered and is compliant with CS19 of the Local Plan Core Strategy 2014, SPG2 – Residential Layout Guidelines (2020) and SPD4 – Householder Alterations/Extensions Guideline (2021) and so permission is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	31 st October 2022	Dated:	31 st October 2022

Gravesham Borough Council