



Delegated Report

Householder Planning Application

Planning Application No: 20230672

Location: 6 New Road Meopham Gravesend Kent

Description: Erection of a single storey side and rear extension with additional side door and steps.

Applicant: Mr James Stange

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form
Site Location Plan
Proposed Block Plan
01 – Existing Ground Floor Plan
02 – Proposed Ground Floor Plan
03 – Existing Elevations
04 – Proposed Elevations

Relevant Planning History

Reference	Description	Decision	Decision Date
20120979	Construction of new pitched roof with three dormer windows in both front and rear roof slopes and conversion of roof space into two bedrooms, lounge and bathroom.	Permitted	16.01.2013
20110443	**REVISED AND ADDITIONAL PLANS** Erection of two storey front extension; construction of new pitched roof on existing dwelling and garage with two dormer windows in both front and rear roof slopes and conversion of roof space into a family room, two bedrooms and a bathroom.	Permitted	11.07.2011
19830146	Erection of garden walls 2 74 metres in height adjacent to dwelling	Permitted	25.04.1983
19810752	Erection of one pair semi detached houses and garages and erection of a two storied block of six one bedroom self contained flats and associated car parking incorporating revised parking provisions in respect of application GR 81 521	Permitted	30.09.1981
19810521	Change of use of ground floor of former shop and bank premises to residential erection of 2 storey extension construction of new roof to existing extension and conversion of premises as extended into 5 self contained flats and erection of 2 semi detached	Permitted	29.06.1981

19790370	Erection of single storey extension to form kitchen and enlarged lounge at the rear and repositioning of existing garage	Permitted	08.08.1979
19600048	Erection of two bungalows	Permitted	11.03.1960
19540332	Additions	Permitted	06.10.1954
19530014	Addition of bedroom and private garage	Permitted	11.03.1953

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)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- SPG 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

Ward Councillors: No comments received.

Meopham Parish Council: No response received.

Neighbouring properties

5 surrounding properties were consulted and 0 comments were received from members of the public.

Officer's Analysis

Principle of Development

This application is located in a Rural Settlement inset from the Green Belt, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development.

However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers, Residential Amenity of neighbours and Landscape Character Area.

Design, Character and Appearance

The local area contains a mix of dwellinghouses in terms of type, size, layout, form and design. However, it is important to consider that even with a mix of dwellinghouses, there are features which will be consistent throughout, tying those properties into the local character. Development should accord with this local character.

In this case, the proposal would demolish the existing single storey side carport and erect a single storey side extension forming garage and a single storey rear extension, forming an office, lounge and kitchen.

The footprint of the building would be similar in scale to others in the area and so would be appropriate in that respect.

From the public perspective, there would be a visible change as the existing carport is visible from the street and this would be replaced. The replacement would maintain a flat roof but would increase the height from 2.4m to 2.6. Visually the front elevation would have a similar appearance to the existing front elevation. It would retain a flat roof as per the existing carport. It is unfortunate that the opportunity is not taken to introduce a pitch to the roof, more reflective of the main dwellinghouse. The single storey rear extension would not be visible from the streetscene and would have a limited impact on the character of the area. However, the single storey rear element should still be appropriate in terms of scale and design, despite its reduced visibility.

The proposed single storey rear extension would be 4 metres deep and would have 14.2 metre width, extending along the entire width of the existing dwellinghouse. It would be 3.6 metres high from the rear ground level, which is greater than the height of the side extension from the front elevation given the change in ground levels. At single storey height it would not appear disproportional given its 4 metre depth and would not overbear on the main dwellinghouse.

The extensions would use render to the external walls with a flat roof throughout and pvc openings as per the application form.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2021) in terms of design, character and appearance.

Amenity of Future Occupiers

The NPPF (2021) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

The proposed kitchen and lounge would comply with internal space standards. There would be no increase in bedroom numbers and the external amenity space would continue to be compliant for a property of this size.

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

The proposed extension would be in excess of 4 metres to 4 and 8 New Road, adjoining on the east and west side of the dwellinghouse respectively. It would be single storey in height and so would not overbear on either neighbour in terms of scale and position. New openings would be rear and front facing only and so would not directly overlook any private amenity spaces.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Landscape Character Area

The proposal is for extensions and alterations to an existing property which is located in a built up rural settlement inset from the Green Belt. Although the proposed development would increase the size of the property, it would still retain as a very open site due to the size of the plot and the surrounding garden and as such the proposed development would not be detrimental to the open, rural landscape character of the surrounding area. In respect of landscape character the proposal is therefore considered compliant with Policy CS12 (LPCS).

Conclusion & Recommendation

The proposed development complies with all relevant national and local planning policies. The recommendation is to approve.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	18th August 2023	Dated:	29th August 2023