



Delegated Report

Householder Planning Application

Application No:	20211303
Location:	Little Acre, Foxendown Lane, Meopham, Gravesend, Kent, DA13 0AE
Description:	Erection of a two storey rear extension and single storey side extension.
Applicant:	Mr D Hursey
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

Application Form - dated 15/10/2021;
Drawing no. 2021/112 - Site Location and Block Plans (Existing / Proposed) and Proposed Floor Plans;
Drawing no. 2021/112A - Existing Floor Plans and Elevations;
Drawing no. 2021/113 - Proposed Elevations and Sections.

Relevant Planning History

Application No.	Description	Status	Decision
20180715	Demolition of existing conservatory and single storey side extension. Erection of two storey front, side and rear extensions to form double height entrance hall, utility room, kitchen and breakfast room at ground floor level and bedroom, bathroom and enlarged bedroom at first floor level. New render finish to walls to existing elevations and extensions.	REFUSED	14.02.2019

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
- Section 15 - Conserving and Enhancing the Natural Environment

Supplementary Planning Guidance

- SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 - amended June 2020
- SPG 4 - KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guidance SPD (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

KCC - Heritage - The site lies in an area of multi-period archaeological potential. However, I consider it unlikely that the proposed works will have a significant below-ground archaeological impact at this location and have no further comments to make in this case.

Meopham Parish Council - No objection to the application.

Neighbouring properties

A notice was displayed on site 18th November 2021.

In addition, seven surrounding properties were consulted and no representations were received. The overall consultation period expired 10th December 2021.

Officer's Analysis

Site Description

Little Acre is a detached property located on the corner of Foxendown Lane and Whitehill Lane. It sits on a generous plot, benefits from a detached double garage, large driveway and is screened from the highway by mature trees and hedging.



The property is characterised by a large off-centre gable projection, with a catslide roof element and dormer to the right. There is an existing single storey flat roof projection at the side. At the rear there is a single storey projection and conservatory at ground floor, as well as a flat roof two storey extension.

Existing Elevations



The Proposed Development

This application proposes the erection of a two storey rear extension and single storey side extension. The dimensions of the extensions are listed below:

Two storey rear:

- Depth - 5.15m
- Width - 7.85m
- Height (max) - 7.5m
- Height (eave) - 5.25m

Single storey side:

- Depth - 8.25m
- Width - 2.7m
- Height (max) - 4.65m
- Height (eave) - 2.6m

The two storey rear extension will involve the demolition of the existing flat roof projection. It will be full depth and designed with a hipped M shape roof, which is subservient from the front gable but not from the main ridge. There will be a canopy roof along the rear and flank of the two storey extension at ground floor. The side extension will have a hipped roof, is set-down from the eaves of the dwelling and is set-back from the front and rear elevations (see screenshots below).

Proposed Elevations



The extensions will create space for a second study and a large open plan kitchen/living/diner at ground floor. There will be corner bifold doors that provide access out to the garden from the rear extension, with a rear access from the side extension. At first floor, space will be created to enlarge two bedrooms, a new ensuite and a walk-in wardrobe. A Juliet balcony will be provided in the rear bedroom as well as a new window serving the ensuite.

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area.

There are no objections to the side extension proposed. It is set-down from the eaves, has a hipped roof and is not harmful to the character of the dwelling.

However, the proposed rear extension is considered to be poor design. It is full depth at two storeys (5.15m) and significantly elongates the depth of the property. Although the existing front gable is already large and has a depth substantially greater than the main dwelling, the proposed rear extension will mirror this and add significant bulk to the rear, dominating the main core of the dwelling. It is acknowledged that the removal of the flat roof projection is a visual improvement, however the proposed extension is excessive in depth, adds considerable bulk and is an incongruous addition with the M shaped roof design. Moreover, the extension is not subservient to the main ridge of the dwelling. As such the rear extension is considered to be a disproportionate and incongruous addition.

In addition, the properties location on the corner and its orientation means that there are multiple principle elevations and the rear of the property is visible. Therefore, the two storey rear extension will be prominent and visible from public vantage points, thus impacting on the character and appearance of the dwelling.

Overall, the proposed development is considered to be poor design and a disproportionate addition that elongates the depth of the property without subservience. Therefore, the proposal is contrary to Policy CS19 (LPCS) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

The Local Planning Authority to do not object to the principle of extending the dwelling, however the design requires significant amendment and therefore it is encouraged that a pre-application enquiry is submitted to work towards a positive outcome.

Amenity of Future Occupiers

Policy CS19 (LPCS) requires that all development should be 'fit for purpose' and be 'adaptable to allow changes to meet the need of users' and that 'the design and layout of new residential development, including conversion, will accord with the adopted Residential Layout Guidelines' (RLG) (2020).

The garden is large and will not be significantly reduced as part of this development. The rooms proposed are generous and significantly exceed the recommendations in the RLG. However, there are concerns with poor quality amenity space provided within the extended bedroom on the northern flank of the property. This bedroom is only served by one window and has a depth of approx. 6.3m. As such, this will be a dark and gloomy space, offering poor quality levels of natural light for a habitable room and the proposal is therefore contrary to Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring amenity

The development hereby proposed will not have any material impact on the amenity of neighbouring properties in terms of loss of light, loss of privacy, outlook or sense of enclosure. No representations have been received. As such, the proposal is considered to safeguard amenity of surrounding properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

There are no parking or highway issues related to this development. The property benefits from a large driveway and detached garage, which will comfortably accommodate two vehicles in accordance with Gravesham's adopted parking standards (SPG 4) (2006).

Any Other Material Planning Considerations

Impact on the Landscape - In addition to being inset from the Green Belt, the property 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 development hereby proposed will not impact on the Meopham Downs Landscape Area by virtue of the properties location within a relatively well-developed area and the bulk of the development being located at the rear.

Conclusion and Balancing Exercise

The application has been fully considered and it is contrary to local and national planning policy.

The proposed rear extension is excessive in size and scale resulting in a disproportionate addition by virtue of the depth of the two storey rear extension. It lacks subservience and the poor design results in a highly visible and incongruous addition which harms the character and appearance of the property. The proposal also fails to safeguard the amenity of future occupiers in terms of natural light by virtue of depth and lack of fenestration, resulting in an enlarged bedroom with a reduction in natural light than currently exists. As such, it is recommended that planning permission is refused.

Recommendation

Refusal

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

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	20 th January 2022	Dated:	20 January 2022