



Delegated Report

Planning Application

Application no: 20211173

Location: Forge House Wrotham Road Meopham Gravesend

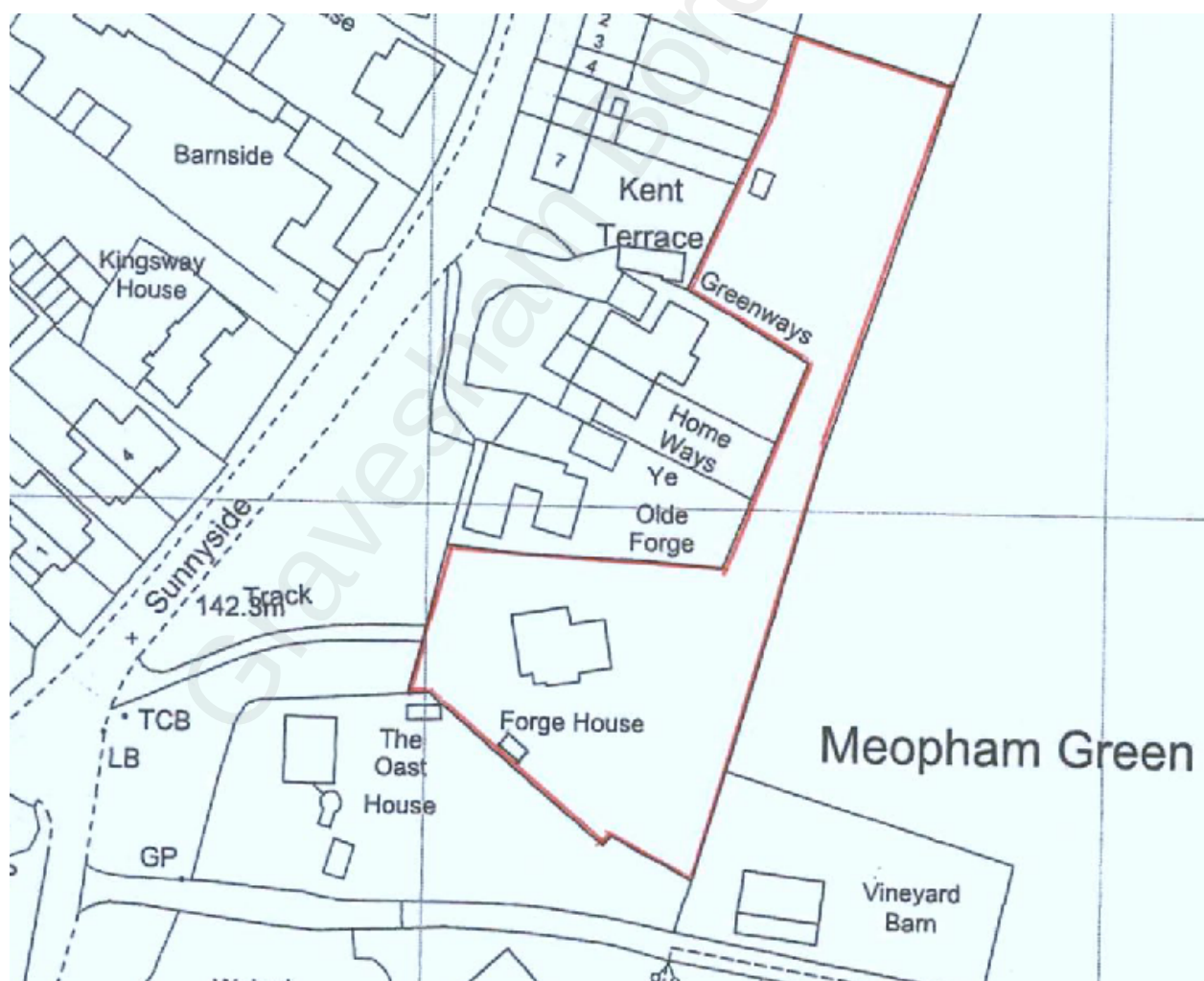
Description: Erection of a single storey side extension.

Applicant: Ms Ann Christie

Site Visit Date: 27 October 2021

The Site and Surroundings

The site the subject of this planning application comprises an extended two storey detached dwelling set within large grounds on the east side of a secondary green just north of Meopham Green and on the east side of the A227 Wrotham Road. The whole of the curtilage is within the Meopham Green conservation area and a rural settlement. It is not within the Green Belt.



The existing dwelling has been extended to the front by an entrance porch and more significant extensions at the north side (single storey lean-to) and at the rear by a higher, bulkier, two storey pitched and gabled-roof structure. The original building (which was close to an old smithy) dates from circa 1890 and probably only the front part of that building remains. It has a red brick frontage with yellow brick/render to later extensions and a grey modern concrete tiled roof.

The dwelling has a large and unusual shaped garden that extends behind the rear of some properties to the north and includes a tennis court, several sheds and an enclosed swimming pool (plastic enclosure).

The dwelling is accessed by a gravel track across the green. It is gated and fenced to the frontage. There is a large block paved forecourt area with parking for some 4 cars in front of the dwelling.

It is shown in the 3D aerial photo and front elevation photograph below



Relevant Planning History

Planning Applications

Ref No	Description and Site	Decision	Date
19550196	Erection of a private garage and creation of new vehicular access.	Permission	03.08.1955
19580407	Erection of house, demolition of timber oasthouse and conversion of brick oasthouse into private garage.	Permission	09.07.1958
19790316	Erection of 2 single storey extensions to form a workshop and enlarged garages on the northern side and a porch and wc at the rear the erection of 2 two storey extensions on the southern side to form enlarged dining room and lounge and two enlarged bedrooms above and the provision of a new external wall on the eastern side.	Refused	22.05.1979
19790640	Erection of 2 single storey extensions to form workshop and enlarged garage on the northern side and a porch and wc at the rear the erection of 2 two storey extensions on the southern side to form enlarged dining room and lounge and two enlarged bedrooms.	Permission	08.08.1979
20090539	Conversion of side extension (garage) into a kitchen/utility room.	Permission	26.08.2009
20090876	Application for approval of condition 2 of planning permission reference number 20090539 relating to the brick sample.	Approved	12.11.2009
20100987	Erection of part two storey and part single storey rear extension to form day room, ensuite shower room/wc and wc at ground floor level with an enlarged bedroom and store at first floor level.	Permission	04.02.2011
20210143	Erection of a detached garage/store.	Permission	06.04.2021
20211173	<i>This Application</i>		

Pre-Application Enquiries

PRE20140392: To install a swimming pool

Proposal

This planning application proposes the erection of a single storey side extension.

Submitted Plans and Documents

Application Form;
Design and Access Statement including Heritage Statement by MKA Architects (ref 2352 Rev A) dated September 2021;

Drawing No 2352 01 Rev A: Existing and Proposed Site Plan;
Drawing No 2352 05 Rev A: Existing Plan and Elevations;
Drawing No 2352 10 Rev A: Proposed Plan and Elevations

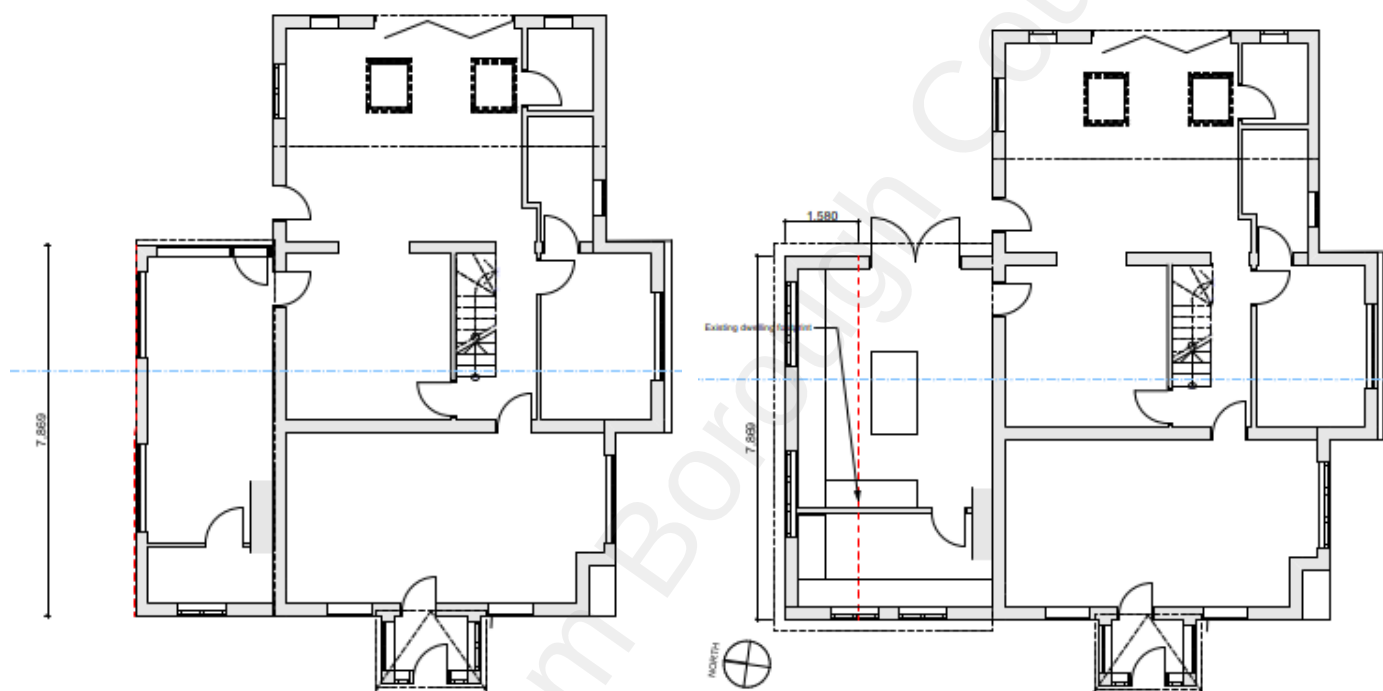
Details of the Development

The proposed development includes the extension by approx. 1580mm of the existing kitchen within the side of the property, increasing the floor area by 9.5m² internally.

The single storey extension will change the roof pitch to a slightly shallower roof pitch but still a lean to shape.

The materials used for the proposals are yellow brickwork on the side and rear of the extension, red/brown brickwork and tile hanging at the front.

The floor layouts and front elevations are shown below.



Existing Ground Floor Layout

Proposed Ground Floor Layout



Existing Front Elevation



Proposed Front Elevation

Development Plan and other related Planning Policies and Guidance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The Courts have held that it is a matter of planning judgement as to whether a proposal is in accordance with the development plan when 'read as a whole' and conflict with a particular policy or policies may not pass that threshold.¹

Where there are other material considerations, the development plan should be the starting point, and other material considerations should be taken into account in reaching a decision. One such consideration will be whether the plan policies are relevant and up to date.

The Development Plan for Gravesham currently comprises:

- *The Gravesham Local Plan Core Strategy and Policies Map (September 2014);*
- *Remaining Saved Policies in the Gravesham Local Plan First Review (November 1994); and*
- *The Kent Minerals and Waste Local Plan 2013 - 2030 (July 2016, revised 2020)*

There are a number of other planning policy documents which are of some relevance to the consideration of planning applications and are material considerations, including national planning advice and guidance in the National Planning Policy Framework (NPPF), the National Planning Practice Guidance (NPPG), and supplementary planning guidance, and, where they exist, neighbourhood plans. There are currently no adopted neighbourhood plans.

Previous decisions on planning applications and appeals relating to the site and relevant case law etc. are also capable of being material considerations.

Local Planning Guidance

Gravesham Local Plan Core Strategy, September 2014

The Core Strategy sets out the Council's spatial vision and strategic objectives for the Borough to 2028 and the policies which will deliver them. It identifies the main areas where major change is likely to take place and allocates sites which are key to achieving the strategy.

The application site is shown as being within a **rural settlement** inset from the Green Belt (Policy CS02) and within a **conservation area** of Meopham Green (Policy CS20) and fronting on to a **primary distributor** (Saved Policies T1-T3) in the Gravesham Local Plan Policies Map.

The following development plan policies in the Gravesham Local Plan Core Strategy are of relevance to the consideration of this planning application:

Core Strategy Policy CS01: Sustainable Development
Core Strategy Policy CS02: Scale and Distribution of Development
Core Strategy Policy CS11: Transport
Core Strategy Policy CS12: Green Infrastructure
Core Strategy Policy CS18: Climate Change
Core Strategy Policy CS19: Development and Design Principles
Core Strategy Policy CS20: Heritage and the Historic Environment

Policy CS01 (Sustainable Development) sets out that support will be given to proposals that accord with the development plan. A positive approach to new development will be taken that reflects the presumption in favour of sustainable development set out in the NPPF and the Local Plan Core Strategy.

Policy CS02 (Scale and Distribution of Development) makes a commitment to meeting the Borough's objectively assessed need for 6,170 new dwellings over the plan period and outlines where new

¹ See the Judgement in the Court of Appeal on R(on the application of William Corbett) and The Cornwall Council and others [2020] EWCA Civ 508 at <https://www.bailii.org/ew/cases/EWCA/Civ/2020/508.pdf>

development will take place. The strategy prioritises development in the urban area by promoting regeneration by:

- the redevelopment and recycling of underused, derelict and previously developed land;
- revitalising Gravesend Town Centre as a focal centre for small scale office development; and
- bringing forward a range of suitable sites for residential and employment development.

Paragraph 4.2.27 indicates that in the rural area, development will be supported within those rural settlements inset from the Green Belt and defined on the Policies Map.

Policy CS11 (Transport) sets out that new developments should mitigate their impact on the highway and public transport networks as required. As appropriate, transport assessments and travel plans should be provided and implemented to ensure the delivery of travel choice and sustainable opportunities for travel. Sufficient parking in new development will be provided in accordance with adopted parking standards reflecting the availability of alternative means of transport and accessibility to services and facilities.

Policy CS12 (Green Infrastructure) requires that there should be no net loss of biodiversity in the Borough and gives protection amongst other things to internationally designated sites. It sets out that the overall landscape character and valued landscapes within the borough will be conserved and enhanced, with greatest weight being accorded the Kent Downs AONB. In other areas, the Gravesham Landscape Character Assessment and any relevant Cluster Study should be taken into account.

Policy CS18 (Climate Change) seeks to ensure that Water Framework Directive objectives are secured and that the impact of development on waste water drainage systems is minimised. Surface water run-off from all new development should, as a minimum, have no greater adverse impact than the existing use. It requires the use of Sustainable Drainage Systems where technically and financially feasible. It requires the water efficiency measures to be installed to achieve the equivalent of level 3/4 of the Code for Sustainable Homes (105 litres per person per day)²

Policy CS19 (Development and Design Principles) sets out detailed criteria against which the acceptability or otherwise of proposed development will be evaluated. In particular, it requires new development to be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area and meet anti-crime standards. The design, layout and form of new development will be derived from a robust analysis of local context and character and make a positive contribution to the street scene and to the character of the area.

It requires account to be taken of the scale, height, building lines, layout, materials and other architectural features of adjoining buildings and of the wider context including features of townscape and landscape value, which contribute to local character and sense of place.

It requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land and avoid adverse environmental impacts from pollution. New residential development is required to accord with the adopted Residential Layout Guidelines and will be required to provide appropriate levels of private and public amenity space.

Proposals should include details of appropriate hard and soft landscaping, protect and where opportunities arise enhance biodiversity and provide appropriate facilities for the storage and disposal of waste.

Policy CS20 (Heritage and the Historic Environment) gives a high priority towards the preservation, protection and enhancement of its heritage and historic environment as a non-renewable resource, central to the regeneration of the area and the reinforcement of sense of place. Particular attention in this regard will be focused on those heritage assets most at risk. When considering the impact of a proposed development on a designated heritage asset, the weight that will be given to the asset's conservation value will be commensurate with the importance and significance of the asset. For non-designated assets, decisions will have regard to the scale of any harm or loss and the significance of the heritage asset.

² Now equivalent to 110 litres per person per day as required by National Standard – see GBC Housing Standards Policy Statement (2015) at http://www.gravesham.gov.uk/__data/assets/pdf_file/0016/201625/Housing-Standards-Policy-Statement.pdf

Gravesham Local Plan First Review 1994

The Gravesham Local Plan First Review was originally adopted in November 1994.

A substantial number of policies of the Gravesham Local Plan First Review were saved by a Direction dated 25 September 2007 of the Secretary of State under paragraph 1 (3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 as transitional arrangements pending adoption of the Core Strategy.

Saved policies contained in the Gravesham Local Plan First Review should still be accorded significant weight, albeit that the weight accorded should be greater where policies are consistent with the National Planning Policy Framework (NPPF, paragraph 219).

Those Local Plan First Review policies that remain in force are listed in Appendix 1 of the Local Plan Core Strategy. The remaining saved policies will be replaced following the adoption of the Site Allocations and Development Management Policies Development Plan Document.

The following remaining saved policies are relevant to the consideration of this proposal:

Policy TC3: Development Affecting Conservation Areas;
Policy T1: Impact of Development on the Highway Network;
Policy T3: Development Not Well Related to the Primary and District Distributor Network;
Policy T4: Development outside the Built-Up Area;
Policy T5: Access to the Identified Highway Network;
Policy P3: Vehicle Parking Standards;

Saved Policy TC3 indicates that where development is acceptable in relation to other policies in this Plan, it will be carefully judged for its impact and will be expected to make a positive contribution to the conservation area. The Borough Council will expect applications to contain sufficient details to enable the impact of the proposal upon the conservation area to be assessed.

Saved Policy T1 requires that all proposed developments are adequately served by the highway network identified on the Proposals Map.

Saved Policy T4 indicates that proposal that generate significant vehicular or pedestrian traffic outside of built up areas will not be permitted.

Saved Policy T5 requires that the formation of new accesses or the intensification of use of existing accesses to the roads forming the highway network shown on the Proposals Map, will not normally be permitted, except where no danger would arise and where a properly formed access can be created in a location and to a standard acceptable to the Local Planning and Highway Authorities.

Saved Policy P3 requires development to make provision for vehicle parking, in accordance with the Kent County Council Vehicle Parking Standards, as interpreted by Gravesham Borough Council, unless justified as an exception. All vehicle parking provision should normally be made on the development site.

Review of Local Plan

Paragraph 33 of the NPPF (2021) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Gravesham Local Plan Regulation 18 Stage 2 Consultation Part 2: Draft Development Management Policies Document October 2020

The Council published in 2020 a Regulation 18 (stage 2) consultation on its proposed Development Management Policies Document, replacing the 2018 Stage 1 version, which will in due course form part of and update the Gravesham Local Plan. Under paragraph 48 of the NPPF, policies in this document may be accorded weight in the decision making process with this varying according to its stage of preparation; the extent to which there are unresolved objections; and the degree of consistency of policy with those in the Framework. As the Development Management Policies Document is at an early stage and the fact that the consultation has only recently concluded, the policies therein should at this stage be given very limited weight. It should be noted, in any event, that many of the relevant policies reflect those set out in the Framework and for the purposes of this pre-application these should be relied on instead.

The following draft policies from the Regulation 18 (Stage 2) Development Management Policies Document (2020) is considered relevant to the consideration of this pre-application enquiry, albeit the weight that may be accorded it is limited.

Proposed Policy INF 2: Transport Design Principles;
Proposed Policy INF 3: Understanding and Mitigating Transport Impacts;
Proposed Policy INF 4: New Accesses and Junctions;
Proposed Policy INF 5: Electric Vehicle Charging Points;
Proposed Policy GI 5: Landscape Character;
Proposed Policy RES 4: Domestic Extensions, Outbuildings and Other Development;
Proposed Policy AM 4: Sunlight and Daylight within New Development;
Proposed Policy HER 3: Conservation Areas;

Proposed Policy RES 4: Domestic Extensions, Outbuildings and Other Development states:

9.4.7. All domestic extensions, additions and alterations should be well designed and located and respect the scale, form, proportions, character and appearance of the main dwelling and the character of the locality. Particular attention should be paid to:

- The roof form and roofline;
- Window detail;
- Architectural features;
- Boundary treatments; and
- Materials.

9.4.8. Any such development should not have an unacceptable adverse impact on the occupiers of neighbouring properties due to loss of sunlight and daylight or overlooking. Where the potential for an unacceptable adverse impact due to loss of sunlight or daylight exists, an application should be accompanied by a formal assessment undertaken in accordance with policy AM4.

Proposed Policy HER 3: Conservation Areas states:

12.1.25. Development, in or adjoining a Conservation Area, which would enhance its character, appearance, or the contribution made to its significance by its setting will normally be permitted subject to other policies within the Development Plan. In evaluating proposals, the Council will have regard to its adopted Conservation Area Appraisals and Management Plans as a material consideration.

12.1.26. New development in a Conservation Area should aim to preserve and enhance the character and local distinctiveness of the historic environment and respect its surroundings in terms of height, massing, volume, scale, form, materials, details, roofscape, plot width and the spaces between buildings.

12.1.27. Development within, affecting the setting of, or views into and out of, a Conservation Area should preserve and enhance all features that contribute positively toward the area's character and appearance. Particular consideration will be given toward the following:

- The retention of buildings, groups of buildings, existing street patterns, historic building lines and ground surfaces;
- Retention of architectural details that contribute positively to the character or appearance of the area;

- The impact of the proposal on the townscape, skyline, landscape and the relative scale and importance of buildings in the area;
- The protection of trees and elements of landscape or townscape that contribute positively towards the character and appearance of the area;
- Whether the proposals result in the removal of unsightly and negative features and their replacement by others that make an appropriate and positive contribution.

12.1.28. Where development is proposed within a Conservation Area, consideration should also be given to the possible existence of buried archaeology to which policy HER 4 may apply. Any Heritage Statement should, therefore, also provide evidence that this aspect has also been assessed.

National Planning Policy Guidance

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) July 2021 is a material consideration.

At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11) which means approving development proposals that accord with the development plan without delay and where there are no relevant development plan policies or where the policies are out of date planning permission should be granted unless policies of the Framework provide a clear reason for refusing the development or any adverse impacts would so significantly and demonstrably outweigh the benefits or specific policies in the NPPF taken as a whole.

The NPPF includes (in paragraph 8) three overarching objectives to achieving sustainable development:

- An economic objective;
- A social objective; and
- An environmental objective.

The following paragraphs are specifically highlighted as being of importance to the consideration of the development proposals, but it should not be taken that these are the only parts of the NPPF that need to be considered.

Section 2, Paragraphs 7 - 14: Achieving sustainable development

Section 4, Paragraphs 38 - 59: Decision Making

Section 9, Paragraphs 104 - 113: Promoting Sustainable Transport

Section 12, Paragraphs 126 - 136: Achieving well-designed places

Section 14, Paragraphs 152 - 173: Meeting the Challenge of Climate Change, Flooding and Coastal Change

Section 15, Paragraphs 174 - 188: Conserving and Enhancing the Natural Environment

Section 16, Paragraphs 189 - 208: Conserving and Enhancing the Historic Environment

Section 4, Paragraphs 38 - 59: Decision Making

Paragraph 47 indicates that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Paragraphs 55-58 of the NPPF contain advice on planning conditions and obligations. Paragraph 55 indicates that conditions should be kept to a minimum and only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

Section 9, Paragraphs 104-113: Promoting Sustainable Transport

Paragraph 110 indicates that in assessing specific applications for development, it should be ensured that:

- (a) Appropriate opportunities to promote sustainable transport modes can be – or have been taken up, given the type of development and its location;
- (b) Safe and suitable access to the site can be achieved for all users; and

(c) Any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

Paragraph 111 advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Paragraph 112, requires applications to be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

Section 12, Paragraphs 126 - 136: Achieving well-designed places

Paragraph 126 advises that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 indicates that, amongst other things, planning policies and decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change

Section 14, Paragraphs 152 - 173: Meeting the Challenge of Climate Change, Flooding and Coastal Change

This sets out (amongst other things) national policy in relation to flood risk. This should be read in conjunction with the relevant sections of National Planning Practice Guidance (NPPG 2014) and the Environment Agency Flood Risk Standing Advice available on line via <https://www.gov.uk/flood-risk-standing-advice-frsa-for-local-planning-authorities>

Section 15, Paragraphs 174 - 188: Conserving and Enhancing the Natural Environment

Paragraph 174 of the NPPF indicates that planning decisions should contribute to and enhance the natural and local environment by, amongst other things:

- (a) Protecting and enhancing valued landscapes,
- (b) Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- (d) Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

Section 16, Paragraphs 189 - 208: Conserving and Enhancing the Historic Environment

Paragraph 194 of the NPPF indicates that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

The National Planning Practice Guidance (NPPG)

Planning Practice Guidance (<http://planningguidance.planningportal.gov.uk/>) supports and clarifies areas in the NPPF.

It contains guidance on assessing housing need; design; public consultation; open space provision in new development; travel plans, transport assessments and statements in decision-taking; health and wellbeing; water supply, wastewater and water quality; light pollution; determining a planning application; the use of planning conditions and viability, amongst other things.

The NPPG gives guidance on what is a material planning consideration in determining a planning application indicating that the impact of a development on the value of a neighbouring property or loss of private rights to light could not be material considerations.

The NPPG includes more detailed advice on the use of planning conditions (replacing the cancelled Circular 11/95).

Supplementary Planning Guidance and other Documents

The Council has adopted a number of Supplementary Planning Guidance documents, Development Briefs and Conservation Area Appraisals. These elaborate on saved policies in the Gravesham Local Plan First Review and policies in the Gravesham Local Plan Core Strategy and are material considerations in determining planning applications.

In addition, the Council has adopted a number of documents that have been produced by Kent County Council also as Supplementary Guidance.

The following documents are relevant to the consideration of this proposal:

- Kent Vehicle Parking Standards (SPG 4 published in 2003 and adopted in 2006);
- Vehicle Accesses on Classified Highways (SPG6 November 1992);
- Householder Extensions/Alterations Design Guide SPD, adopted 01 October 2021;
- Meopham Green Rural Conservation Area Appraisal Supplementary Planning Document 2017;
- Management Plan - Rural Conservation Area Appraisals 2016;
- Gravesham Landscape Character Assessment, May 2009 (a technical document which underpins policy CS12 of the Gravesham Local Plan Core Strategy);

The application site lies within the Meopham Downs landscape character area in the Gravesham Landscape Character Assessment.

The key characteristic elements of the landscape are distinct, providing coherency and a strong sense of place within the landscape. Although woodland is restricted to small woodland clumps, hedgerows that run along field boundaries are historic and distinct. Both the settlements of Meopham and Meopham Green have distinct traditional village centres. In addition, traditional vernacular architecture can be found scattered across the landscape. The other two remaining settlements have more recent architecture that is less in keeping with the local vernacular. Strength of character and visibility are moderate, providing a moderate sensitivity overall.

Legislation

Under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 the Council has a statutory duty in considering whether to grant planning permission for development which affects a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architect or historic interest which it possesses.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Consultations, Publicity and Representations

Internal Consultations

GBC Conservation Architect

No comments

Ward Councillors

No comments

External Consultations

Meopham Parish Council

No objection subject to the Conservation Officers approval and Green Belt policy.

KCC Heritage and Conservation

The site lies within an area of multi-period archaeological potential, however, I consider it unlikely that the proposed works will have a significant archaeological impact and have no further comments to make in this case

Publicity

To 17 adjoining dwellings. The proposal was also advertised on site and in a local newspaper as development within a conservation area. Expiry date was 19 November 2021

No representations were received

Planning Analysis and Assessment

The planning considerations in this case are:

- Principle of the Development;
- Design and Siting and Impact on the character and appearance of the Meopham Green conservation area;
- Compliance with Adopted Residential Layout Guidelines and appropriateness of living conditions for future occupants;
- Neighbour or Amenity Impacts;
- Traffic Generation, Highway Safety, Access and Parking;
- Other Material Planning Considerations;

Principle of the Development

Policy CS01 (Sustainable Development) indicates that when considering development proposals, the Borough Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework and in the Core Strategy.

The application site is situated in a rural settlement inset from the Green Belt. Policy CS02 (Scale and Distribution of Development) of the Gravesham Local Plan Core Strategy 2014 indicates that the strategy prioritises development in the urban area as a sustainable location for development. Paragraph 4.2.27 indicates that in the rural area, development will be supported within those rural settlements inset from the Green Belt and defined on the Policies Map.

There are therefore no policy objections to the principle of development on this site subject to the proposal complying with the relevant policies relating to design, amenity, highway impacts, biodiversity and any other material planning considerations.

Design and Siting and Impact on the Character and Appearance of the Conservation Area

General Policy Issues

The principal issue is the consideration of this application is the impact on the character and appearance of the Meopham Green conservation area.

Section 72(1) of the Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

These duties are reflected in Section 16 of the NPPF, in Policy CS20 (LPCS) and saved policy TC3 of the Gravesham Local Plan First Review, emerging policy HER 3 and Policy CS19 (LPCS). There is a Conservation Area Appraisal for Meopham Green (2017) and a Management Plan for Rural Conservation Areas (2016) generally.

Paragraph 199 of the (NPPF) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. The courts have determined that considerable importance and weight should be given to harm found to the significance of listed buildings. The Government attaches great importance to the design of the built environment as set out in paragraph 126; good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) states that the design, layout and form of new development will be derived from a robust analysis of local context and character and will make a positive contribution to the street scene, the quality of the public realm and the character of the area. The National Planning Policy Framework (NPPF) sets out that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

It also states that permission should be refused for development for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

The Gravesham Householder Extensions/Alterations Design Guide SPD, October 2021 states in relation to single storey side extensions:

10.4 Side extensions should consider the impact on the character and appearance of both the host building and the street. Care is also needed when considering the relationship between any proposed extension and the boundary with neighbouring properties, as the separation between properties can provide access routes to the rear of the property and in some locations are part of the character of the area. Depending on the orientation of the neighbouring property, side extensions also have the potential to impact their amenity. To ensure these potential issues are resolved, single storey side extensions should be designed in accordance with the guidance below.

- Footprint: Extensions should generally aim to appear subservient to the original building by lying behind the main front building line, though where designed well or having regard to positive local character, other approaches can be supported.*
- Height: Extensions that directly abut a neighbouring boundary should be designed to minimise impact on neighbouring amenity.*
- Width: Extensions should generally be no greater than half the width of the original building.*
- Design: Extensions are of greater visibility, and should incorporate roof designs to reflect the main property's roof. The use of flat or false pitched roofs visible from the street should be avoided. Patterns, design and proportions of windows should reflect the original building and local character. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.*
- Materials: Matching external materials and window / door frames should be used.*
- Overlooking: Extensions should avoid inserting any flank windows where they would allow new, or increased overlooking views into neighbouring gardens / properties.*
- Light / Outlook: The 45 / 25 degree rule will be used to assess the impact of the extension on neighbouring light / outlook.*
- Garden Space: Adequate garden area for the enlarged house should be retained following development*

Conservation

No objections are raised to the conservation area impact of the proposed side extension. The existing dwelling already has a similar side extension and the proposal will be wider and with a shallower pitch. The proposal would not have a materially greater impact on the character and appearance of the Meopham

Green conservation area than the existing side extension.

Detailed Design and Siting

The existing dwelling has been significantly extended over the years. The proposal would add only another 1.5m to the width of the existing side extension and would overall still be subservient to the main two storey element of the dwelling albeit that it would be more than half the width of the main dwelling and like the existing side extension it would not be set back from the main front wall but the proposed tile hanging would give the visual sense of a separation from the main dwelling.

The materials would match the existing dwelling and there would be significant space around the built footprint.

Overall the extension is acceptable in conservation and design terms and conforms to Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy, saved policy TC3 of the Gravesham Local Plan First Review, emerging policies HER 3 and RES4 of the Gravesham Local Plan Regulation 18 Stage 2 Consultation Part 2: Draft Development Management Policies Document October 2020, design guidance in the Householder Extensions/Alterations Design Guide SPD, October 2021 and the National Planning Policy (NPPF).

Compliance with Adopted Residential Layout Guidelines and appropriateness of living conditions for future occupants

Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 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'

Internally the room sizes are acceptable and meet SPG2 standards and the national technical standards and the garden size is not greatly reduced as a result of the development. The development will provide additional living accommodation and space to the benefit of the occupiers.

In respect of the amenity of existing and future occupiers of the property therefore the proposed development would comply with SPG2 - Residential Layout Guidelines (2020) and Policy CS19 of the Gravesham Local Plan Core Strategy 2014 (September 2014).

Neighbour or Amenity Impacts

In considering any proposals for development it is important to ensure that it does not cause demonstrable harm to the amenity of any existing residents or property such that it will materially harm their living conditions. Policies seeking to protect amenity and ensure acceptable future living conditions are included in the Local Plan Core Strategy. Policy CS19 (LPCS) requires new development to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land.

The NPPF (paragraph 127) also assists and seeks to ensure developments will function well, do not undermine quality of life and create attractive and comfortable places to live, work and visit and seeks to "secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings".

The extension is single storey and at its nearest point will be 5m from the boundary of the garden curtilage of the nearest dwelling to the north (Ye Olde Forge). It will not result in any material loss of privacy and amenity.

There have been no neighbour objections

It is not considered that the proposals would result in any material harm to local amenity and subject to conditions is compliant with policy CS19 of the Gravesham Local Core Strategy 2014.

Traffic Generation, Highway Safety, Access and Parking

Any proposals would need to be considered against saved highway policies T1-T5 (LPFR) (1994) and Core Strategy Policy CS11 (LPCS). These policies ensure that development provides an acceptable amount of parking in accordance with the adopted KCC Parking Standards and the access and parking arrangements do not have a detrimental impact on highway safety.

The nature and scale of the development are not likely to result in impacts on highway safety. There is sufficient parking within the frontage of the site and there is permission for a new garage to the south of the dwelling.

There is an existing access drive from the A227 Wrotham Road which has satisfactory visibility.

Other Material Planning Issues

Environmental Issues

Policy CS12 of the Gravesham Local Plan Core Strategy September 2014 states that there will be no net loss of biodiversity in the Borough and that opportunities to enhance, restore, re-create and maintain habitats will be sought within new development.

The development does not result in the loss of any trees or landscaping. The side where the extension is proposed is currently a paved patio.

Heritage and Archaeology

It is unlikely that the proposals would result in any impact on unknown archaeology

Conclusions and Balancing Exercise

The development is acceptable in design and conservation terms in terms of its built form, siting and materials.

There would be no material impact on the neighbouring properties in respect of the side extension in terms of loss of light (sunlight/daylight) or overlooking or overshadowing.

The development complies with the adopted residential layout guidelines.

It is not considered that the proposals would conflict with local or national planning policy and on balance therefore there are no objections to the development.

Recommendation:

The recommendation is for **PERMISSION**, subject to the following conditions, reasons and informatives

CONDITIONS AND REASONS

Time Limit Condition

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: In pursuance of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans and Particulars

2. The development hereby permitted shall be carried out only in precise accordance with the following approved details, plans and specifications:

Application Form;

Design and Access Statement including Heritage Statement by MKA Architects (ref 2352 Rev A) dated September 2021;

Drawing No 2352 01 Rev A: Existing and Proposed Site Plan;

Drawing No 2352 05 Rev A: Existing Plan and Elevations;

Drawing No 2352 10 Rev A: Proposed Plan and Elevations

and those approved pursuant to any conditions contained herein after and there shall be no deviation therefrom.

Reason: In order to ensure the development is implemented on the basis of the scheme as submitted and assessed in the interests of proper planning and in accordance with Policies CS19: Development and Design Principles and CS20: Heritage and the Historic Environment, of the Gravesham Local Plan Core Strategy (September 2014).

Materials

3. All external facing materials used in the development hereby permitted shall match those of the existing dwelling.

Reason: In the interests of visual amenity and in accordance with Policies CS19: Development and Design Principles and CS20: Heritage and the Historic Environment, of the Gravesham Local Plan Core Strategy (September 2014).

Additional Windows

4. For the avoidance of doubt and notwithstanding the provisions of Article 3 of and Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (or any provision equivalent to that Part in any Order replacing, revoking or re-enacting that Order with or without modification), no further windows, doors, roof lights or other openings, other than those shown in the approved plans, shall be formed at any time in the extension hereby permitted, unless a specific grant of planning permission has been given by the Local Planning Authority. For the purposes of this condition openings shall include chimneys, flues and the insertion of cover holes for flue extracts.

Reason: In the interest of safeguarding amenity and in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014).

INFORMATIVES: -

1. DEVIATION FROM APPROVED PLANS

Deviation from or amendment to the approved plans could require a further application and permission/consent. In the event that any change is proposed, applicants and builders are advised to seek advice from the Local Planning Authority. Proceeding without the necessary permissions or consents could result in enforcement action.

2. BUILDING REGULATIONS AND PARTY WALL ACT

This decision **DOES NOT** imply any consent which may be required under the Building Regulations or under any other enactment or provision. Nor does it override any private rights which any person may have relating to the land affected by this decision, including the provisions of the Party Wall etc. Act 1996.

3. STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION- TAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 38 of the National Planning Policy Framework (NPPF) 2021, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

In this instance the application was acceptable as submitted.

4. WORKS OF CONSTRUCTION

Hours of work of construction site plant, equipment and machinery, should be restricted to not earlier than 7.00 a.m. and not later than 6.00 p.m. weekdays and Saturday working should be restricted to not earlier than 8.00 a.m. and not later than 1.00 p.m. No work shall be carried out on Sundays, Bank or Public Holidays.

i. Suitable sound attenuation shall be used at all times in respect of all plant, machinery and equipment in operation on site in order to aid prevention of noise nuisance. Compliance with BS 5228: Part 1: 1984 and subsequent amendments regarding the use of equipment on site will be required in appropriate cases.

ii. A suitable method of control shall be used in order to aid prevention of dust nuisance arising from work activities on site.

iii. Burning of waste materials shall not be carried out on site. Such materials are to be stored in a suitable receptacle, as far from residential accommodation as reasonably practicable, pending disposal off site.

iv. Adequate arrangements shall be made to remove all waste material from the site on a regular basis and to dispose of it at a suitably licensed waste disposal site.

Case Officer:	Mr Peter Price	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	9 th December 2021	Dated:	10 th December 2021

File Location: F: Plan/Typing/General/Peter/Delegated Reports/Uniform - 20211173 - Delegated Report - Forge House Wrotham Road Meopham - side extension