

Delegated Report

Householder Planning Application

Planning Application No: 20230534

Location: 12 Orchard Drive Meopham Gravesend Kent

Description: Demolition of existing rear conservatory and side lean-to; erection of new single storey side extension with roof lights.

Applicant: Mrs Jean Garrod

Site Visit Date: 01.06.23

Preliminary Matters

It was noted that the proposed side extension would have a gable style roof/end. With consideration to the predominant roof form within the local area, a hipped back roof was considered to be a better design option and would be more in keeping with the character of the dwelling and surrounding area. As such, the agent was contacted on 22.06.23 in order to give the opportunity to amend the plans accordingly. On 23.06.23 then agent confirmed that revised plans would not be provided and therefore the application is assessed as submitted.

Submitted Documents/Plans

Application Form;
Drawing No. 12-ORCHARD-DRIVE-01 Rev A – All Plans – Existing; and
Drawing No. 12-ORCHARD-DRIVE-02 Rev A – All Plans – 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

- 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

Local Ward Councillors

No comments received.

Meopham Parish Council

Meopham Parish Council raises no objections on this planning application providing it meets the requirements of GBC's Householder Extensions/Alterations Design Guide.

Neighbouring properties

Four surrounding properties were consulted, a site notice was displayed on 01.06.23 and no responses were received. The overall consultation period expired on 23.06.2023.

Officer's Analysis

12 Orchard Drive is a semi-detached bungalow fronting the western side of Orchard Drive.

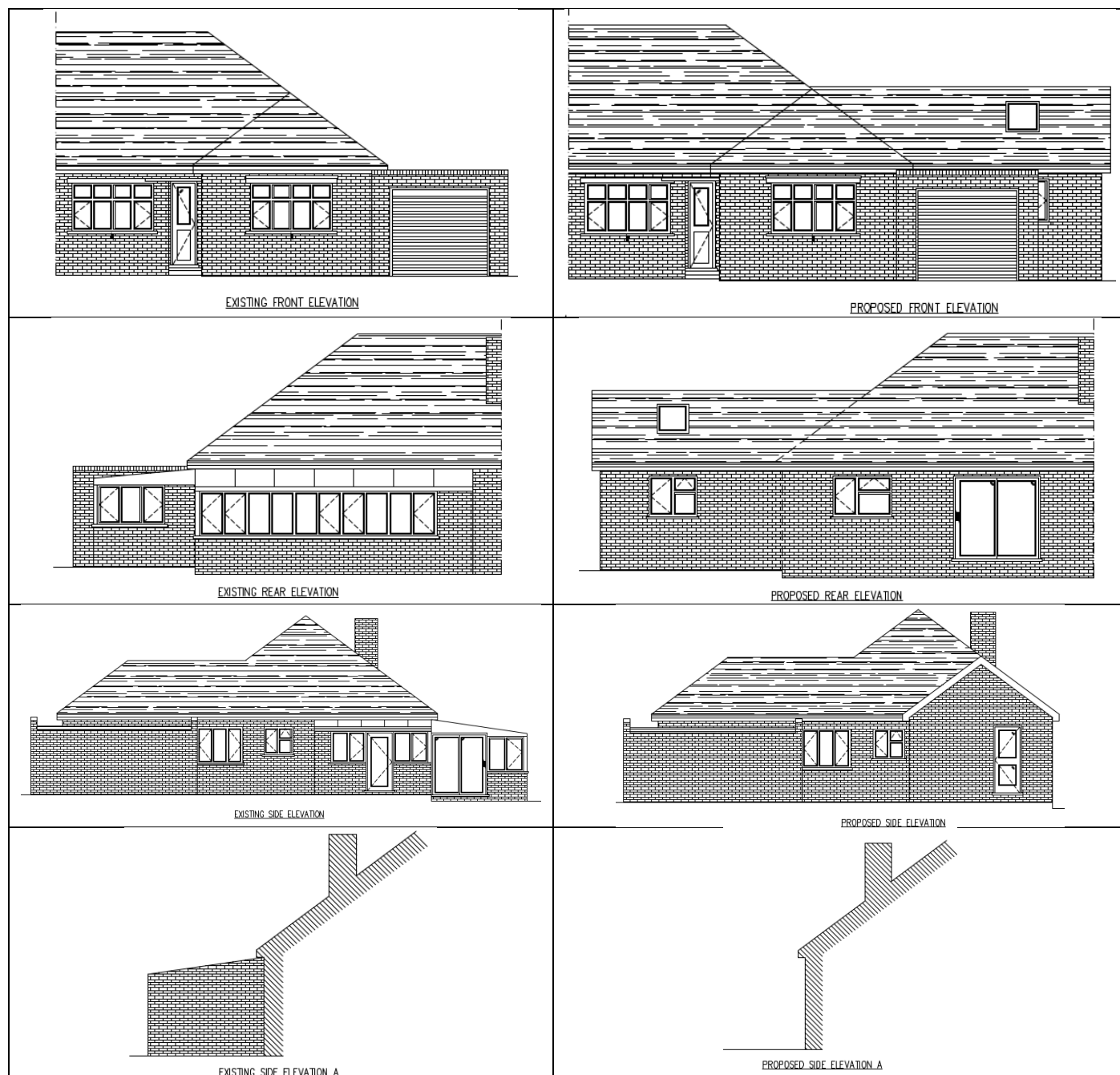


This application proposes the demolition of the existing rear conservatory and lean to located at the side of the property, with the erection of a single storey side extension with roof lights.

Proposed Development

The side extension would create space for internal alterations to facilitate an enlarged lounge/diner and a new kitchen area. It would have the following dimensions:

- Height 4.41m
- Depth 4.50m
- Width 4.30m



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.

Gravesham's Householder Extensions/Alterations Design Guidance SPD (Design SPD)(2021) sets out the key principles for development of the home. The Design SPD (2021) highlights the importance of new development respecting the original character of the existing dwelling including roof styles and pitches to match the host dwelling.

This proposal would include the demolition of the existing (side) lean to and existing (rear) conservatory. Therefore, the addition of the proposed single storey side extension is not considered to overwhelm the appearance of the original property. It would be set down from the main roof and be minimally higher than the front gable projection. It is noted the width of the extension would be greater than half the width of the dwellinghouse, however the plans show the extension would be set back significantly from the front elevation. Overall, the bulk and massing of the extension is acceptable and shows subordination to the host dwelling.

As aforementioned in this report, the proposed side extension would have a gable end roof. A hipped back roof would be preferable and more in keeping with the character of the dwelling and surrounding area. However, it is important to consider whether the development would detrimentally harm the appearance of the host dwelling and the character of the area. As highlighted above, the extension would be set back from the front elevation. In addition, the existing garage and outbuilding, as seen on site, would serve to lessen any impact the development would have on the surrounding area. Furthermore, the external materials of the extension would match the existing including; brickwork, roof tiles and windows and doors. This can be secured by condition to ensure a satisfactory visual relationship between the existing and new development.

Site Photo



Overall and on balance, it is considered that the development is acceptable.

As such, the development is in accordance with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth and the proposal exceeds these requirements post development. The RLG (2020) also sets out room sizes, and the new kitchen and enlarged lounge/diner would comply with the size requirements.

Overall, the proposed development is considered to provide acceptable room sizes and garden space to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Neighbouring Amenity

No neighbour responses were received during the consultation process, however the development has been assessed in terms of neighbouring amenity.

In situ, the proposal would not affect neighbouring amenity in terms of loss of light, privacy, outlook or cause a sense of enclosure and therefore is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Highways and Parking

The proposal raises no concerns in terms of highways and parking.

Any Other Material Planning Considerations

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal would be unlikely to be impacted by this constraint.

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Impact on the Landscape

The application site is inset from the Green Belt and 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 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 unlikely that the proposed development would have any detrimental impacts on the character of the landscape, by virtue of its location within the rural settlement.

Conclusion

The proposed development will be constructed using acceptable external materials to match the existing dwelling, is overall subservient to the existing property and on balance will not detrimentally harm the character and appearance of the dwelling or surrounding area. 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 and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Miss Faye Hobbs
Signed:	L Hankin	Signed:	
Dated:	04.07.23	Dated:	04 July 2023