



Delegated Report

Householder Planning Application

Planning Application No: 20240882

Location: Chescombe, Whitehill Road, Meopham, Gravesend

Description: Demolition of existing rear conservatory, garage outbuilding, and roof construction. Construction of new roof; loft conversion with 2 dormer windows to the front and 3 dormer windows to the rear. Erection of part-double and part-single storey extension. Erection of single storey rear extension with part-flat/part-duck pitch roof with 3 roof lights and 2 flat roof windows. Erection of single storey front porch.

Applicant: Mr Mayo

Site Visit Date: Desktop assessment

Submitted Documents/Plans

Application form

Drawing no. S01 (OS Location Map)

Drawing no. S02 (Block Plan – Demolition)

Drawing no. 1586-S3A-I01 (Site photographs)

Drawing no. 1586-S3A-S1.1 (Existing site plan)

Drawing no. 1586-S3A-S1 (Existing ground floor plan)

Drawing no. 1586-S3A-S2 (Existing first floor plan)

Drawing no. 1586-S3A-S4 (Existing roof plan)

Drawing no. 1586-S3A-S10 (Existing front elevation)

Drawing no. 1586-S3A-S11 (Existing side elevation A)

Drawing no. 1586-S3A-S12 (Existing side elevation B)

Drawing no. 1586-S3A-S13 (Existing rear elevation)

Drawing no. 1586-S3A-S21 (Existing section AA)

Drawing no. S03 (Block plan – proposed)

Drawing no. 1586-S3A-P1 (Proposed ground floor plan)

Drawing no. 1586-S3A-P2 (Proposed first floor plan)

Drawing no. 1586-S3A-P3 (Proposed roof plan)

Drawing no. 1586-S3A-P10 (Proposed front elevation)

Drawing no. 1586-S3A-P11 (Proposed side elevation A)

Drawing no. 1586-S3A-P12 (Proposed side elevation B)

Drawing no. 1586-S3A-P13 (Proposed rear elevation)

Drawing no. 1586-S3A-P21 (Proposed section AA)

Relevant Planning History

Reference	Description	Decision	Decision Date
20240242	Demolition of existing rear conservatory, garage outbuilding, and roof construction. Erection of a first floor above the original footprint of house with	Refused	10.05.2024

	hipped roof. Erection of a double storey side extension, and a single storey rear extension with part-flat/part-dual pitch roof and 7 rooflights. Erection of a part-single/ part-double storey porch to the front.		
19860333	Erection of conservatory at the rear	Permitted	09.06.1986
19790179	Erection of replacement garage with annexe at side	Permitted	09.04.1979
19540247	Erection of a detached bungalow	Permitted	09.11.1955

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development and Design Principles

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on the Highway Network
- T5 – Access to the Identified Highway Network
- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- 2 – Achieving sustainable development
- 9 – Promoting sustainable transport
- 12 – Achieving well-designed and beautiful places
- 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- SPG2 - Residential layout guidelines (2020)
- Householder Extensions/Alterations Design Guide (2021)
- SPG4 - KCC Parking Standards (2006)
- Technical Housing Standards – nationally described space standard (2015)

Consultations, Publicity and Representations

External Consultees

Meopham Parish Council

Due to the nature and content of the proposed change Meopham Parish Council raises no objection to the application subject to off street parking being retained.

We therefore have no objection to this proposal.

Neighbouring properties

The application has been advertised by individual neighbour letters to 5 properties. The overall consultation period expired on 24 October 2024.

No letters of objection were received.

The local Ward Councillors were also consulted, and no responses were received.

Officer's Analysis

Background

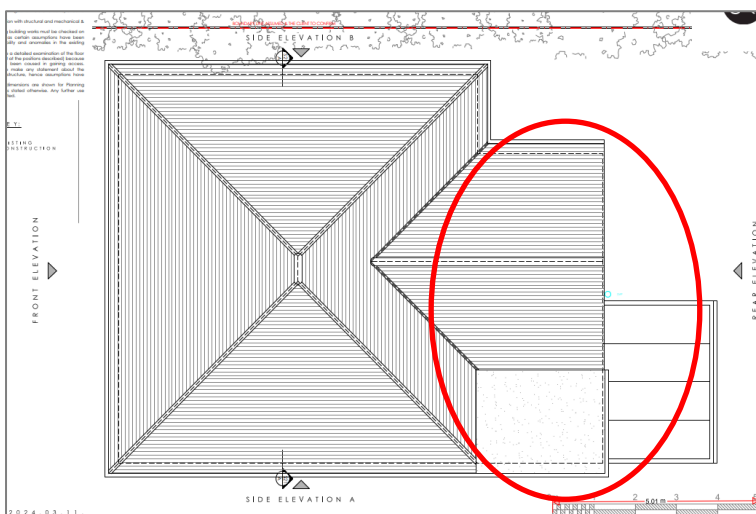
The previous application 20240242 (see Planning History above) was refused on the following ground:

- 1. The excessive scale, size and bulk of the proposed first floor and two storey extensions, including the front gable, is considered to be unsympathetic to and out of character with the neighbouring buildings and the wider surrounding area. The proposal therefore fails to comply with the requirements of Paragraphs 131 and 135 of the National Planning Policy Framework 2023 and Policy CS19 of the Gravesham Local Plan Core Strategy 2014.*

The plans submitted under the current application have been revised in an attempt to overcome the above refusal ground.

Proposal

This application seeks permission for the demolition of an existing rear conservatory and a roof construction, as circled below, plus a single storey garage outbuilding to the southern side of the property.



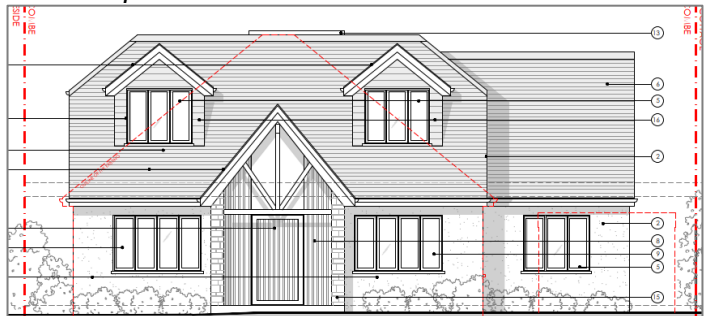


In terms of the proposed extensions these will incorporate the construction of a new roof incorporating 2 dormer windows to front, 3 dormer windows to rear plus 1 flat roof window and 1 velux roof light, the erection of part-double and part-single storey side extension, the erection of single storey rear extension with part-flat/part-dual pitch roof with 2 roof lights and 1 flat roof window, and the erection of single storey front porch.

Existing front elevation:



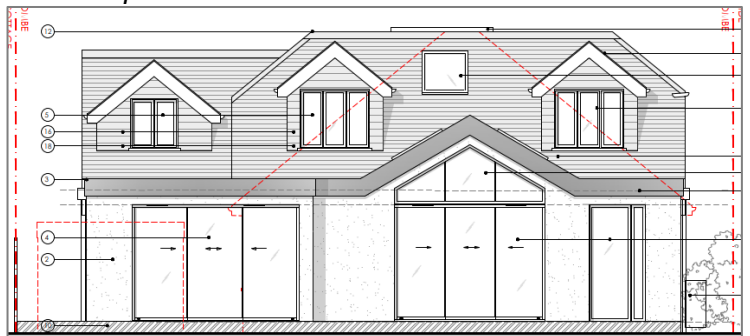
Proposed front elevation:



Existing rear elevation:



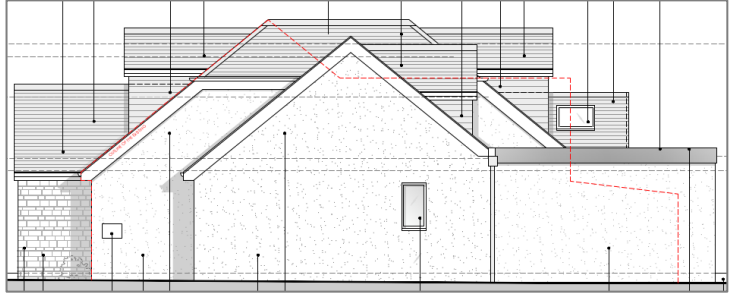
Proposed rear elevation:



Existing side elevation:



Proposed side elevation:



The dwelling will retain approximately 1.5m space to the southern boundary and just over 1m to the northern side. The front porch will extend 1.8m forward of the main front wall of the property and the rear extension will project between 4.5m and 6.7m beyond the main rear wall.

The property would be altered from a two bedroom, one bathroom bungalow to a three/four bedroom house with open plan living/dining/kitchen space, reception room, entertainment room, cloakroom/study, guest bedroom/study, utility and bathroom on the ground floor, and a master suite with dressing room and ensuite, two further bedrooms and a bathroom on the first floor.

The house will have a part feature stone, part painted render finish, with uPVC/aluminium windows and doors, and a grey slate roof.

Principle Issues

The site lies within the settlement boundary of Meopham, which is surrounded by Green Belt and in the Meopham Downs Landscape Character Area. As the property lies within the settlement boundary, the main issues for consideration in the determination of this application would be as follows:

- Design, character and appearance
- Residential amenity
- Parking and highways

However, the previous application raised no residential amenity or parking/highways concerns and as this resubmission seeks to reduce the scale of the scheme, there would be no additional issues to raise. As before, it would be considered appropriate to condition the use of the flat roof element of the proposed single storey rear extensions to prevent it being used as any kind of balcony and to restrict any additional openings on flank elevations at first floor level in order to ensure the protection of neighbours' privacy.

The previous refusal related to only to design and this is therefore the main issue in the consideration of this resubmission application.

Design, Character and Appearance

The site comprises a detached bungalow on a good size plot, surrounded on either side by similar bungalows and chalet- style bungalows.

Current Google Earth Image:



Section 12 of the NPPF 2023 relates to achieving well-designed and beautiful places and sets out the Government's requirements in relation to design issues. Paragraph 131 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. 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 135 of the NPPF 2023 also seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

With regard to the impact on the landscape, Policy CS12 of the Gravesham Core Strategy 2014 is relevant to this application, relating to green infrastructure. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment (GLCA) 2009 will be taken into account in determining applications. The site is located within the Meopham Downs Landscape Character Area. However, as the site comprises an existing residential property within the rural settlement boundary of Meopham, the proposal will not have any adverse impact on the wider landscape character of the area.

The proposal previously involved the extension of the existing bungalow at first floor level and at two storey to the side, as well as single storey at the rear, to create a full two storey dwelling that would have extended

approximately 2m higher than the top of the main existing ridge.

Under the current revised scheme, the full two storey element has been removed. A loft conversion and extensions are proposed, so the height of the proposed dwelling would be much reduced compared to the previous proposal, and the building would be at the same height as Braeside next door to the north.

The previous and current proposed front elevations below illustrate the differences in the proposals, and the comparison with the size of the existing bungalow (shown in red outline) and the height of Braeside:

Previous Application 20240242 Proposed Front Elevation



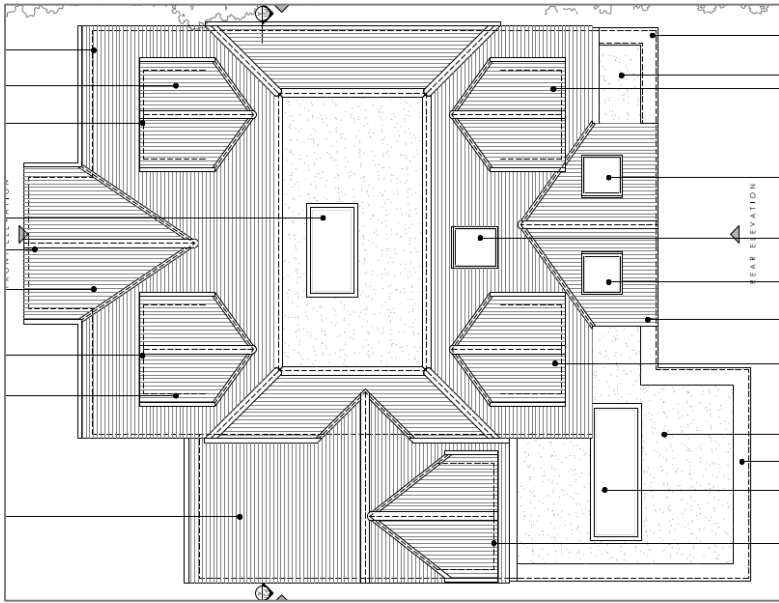
Current Proposed Front Elevation



Previously, the two storey extension to the side closed the current gap filled with an existing detached single storey garage, filling the plot with the extended building. At two storeys, the eaves line of the extended property would have been similar to the ridge height of Braeside next door. Whilst the current proposal still increases the amount of building across the width of the plot compared to what is existing, the removal of the full two storey design retains the sense of spaciousness to the plot that is present within the street scene. Notably on the eastern side of the road where the application property is located, the majority of properties are bungalows or chalet bungalows, and the current proposal fits better with this character in terms of the size and scale of the extended building. The two storey front porch has also been scaled back to single storey, reducing the dominance of the building at the front.

The revised proposal introduces front dormers, which are not always acceptable (including according to the Council's Design Guide SPD), except where there is an established character of such forms in the surrounding street scene. In this case, there are other properties with front dormers, including both properties either side, so the proposed dormers are acceptable.

The only matter of concern relates to the proposed main central flat roof element to the scheme:



Such a design would not usually be acceptable, and current adopted guidance states such design elements should be avoided (Householder Extensions Alterations Design Guide). However, the adjacent property Braeside, has a very similar design. This proposal was approved under application 20180935 in 2019:



With such a recent precedent set immediately next door, it is not considered that the proposed flat roof element of the design would justify the refusal of the scheme, as the overall reductions to the proposals in terms of scale will improve the design impact that the scheme will have on the character and appearance of the area.

The submitted plans do not show whether the front garden would be re-designed following the proposed works. Whitehill Road is a rural lane, and the front gardens are generally well landscaped, largely with low and green front boundary treatments. This landscaped character will be important to retain in any

alterations to the existing front garden treatment. Ideally, existing lawn and planting and the existing stone low boundary wall should be retained and supplemented. Most importantly, high, hard boundary treatments and gates and a wholly paved garden would not be appropriate and would be contrary to the guidance in the Council's Householder Design Guide SPD. A condition is therefore considered appropriate to request details of any proposed front garden changes.

On the basis of the revisions to the scheme, and the consideration of the previous reason for refusal, the proposed revised extensions are considered to be sympathetic and in keeping with the character of the neighbouring buildings and surrounding area, overcoming the previous design concerns and in compliance with the design aims of the NPPF 2023 and the Core Strategy 2014.

Conclusion and Recommendation

In this revised proposal, the design of the proposed extensions would respect the character and appearance of the surrounding area and comply with the planning policy requirements of Paragraphs 131 and 135 of the National Planning Policy Framework 2023 and Policy CS19 of the Gravesham Local Plan Core Strategy 2014. The application is therefore recommended for approval subject to conditions.

(For conditions and informatives, see draft Decision.)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Mrs Faye Walsh
Signed:	<i>K. Parkin</i>	Signed:	<i>F Walsh</i>
Dated:	21 November 2024	Dated:	22 November 2024