



Delegated Report

Householder Planning Application

Planning Application No: 20230701

Location: 6-8 Longfield Road Meopham Gravesend Kent

Description: Roof alterations including increased height to roof.

Applicant: Ms. Coughlan & Fry

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form

087-P-001 Rev A – Site Location Plan

087-P-002 Rev A – Existing Site Plan

087-P-299 Rev B – Proposed Site Plan

087-P-012 Rev A – Existing Roof Plan

087-P-309 Rev A – Proposed Roof Plan

087-P-020 Rev A – Existing East and West Elevation

087-P-021 Rev A – Existing North and South Elevation

087-P-320 Rev A – Proposed South and West Elevation

087-P-231 Rev A – Proposed North and East Elevation

Design and Access Statement

Relevant Planning History

6 Longfield Road

Reference	Description	Decision	Decision Date
20230408	Erection of first floor rear extension and erection of summerhouse to be used as a home office in the rear garden.	Refused	18.07.2023
20150400	Demolition of existing car port at side and garage at rear and erection of part two storey and part single storey side and rear extension.	Permitted	01.07.2015
20090280	Erection of two storey side extension to form kitchen, lobby and car port at ground floor level with a bedroom and bathroom/wc at first floor level.	Permitted	03.06.2009
19970630	Erection of an attached car port at the side and single storey rear extension to form enlarged dining room.	Permitted	04.02.1998

8 Longfield Road

Reference	Description	Decision	Decision Date
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20110697	Erection of first floor side and rear extension to form bedroom, enlarged bathroom/wc and shower room/wc.	Permitted	20.09.2011
20110299	Erection of side and rear extension at first floor level to form bedroom, w.c./shower room and enlarged bathroom.	Refused	27.05.2011
19970557	Erection of single storey side and rear extension to form garage, utility/laundry room, store, w.c., and conservatory and erection of front porch.	Permitted	26.09.1997
19490289	Laying out of vehicular access from classified road B260 to private garage	Permitted	06.01.1950

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Development & Design Principles
- CS20 – Heritage and the Historic Environment
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Gravesham Local Plan: First Review (1994)

- TC7 – Other Archaeological Sites

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 historic environment
- Section 16 – Conserving and enhancing the historic environment

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 response received.

Meopham Parish Council:

'We raise no objection to the application, subject to compliance with local planning policy.'

Neighbouring properties

6 surrounding properties were consulted and 1 comment was received from a member of the public, objecting to the proposed development.

Summary of objection:

- The increased roof height has no benefit for the objective stated to "improve the structure and maintenance" and the intention may actually be to allow for further development of roof dormers at a later point, which would have a significant impact on neighbours from overlooking.
- There is potential for permitted development rights to allow dormers without further planning consent if this application is allowed.
- A precedent has not been set as neighbouring properties when altering the roof did not raise the height.

Officer's Analysis

The properties are a pair of semi-detached, two storey dwellinghouses located in a Rural Settlement Inset from the Green Belt, the Meopham Downs Landscape Character Area and in an Area of Archaeological Potential.



Taken from Officer site visit photographs in 2023.

Principle of Development

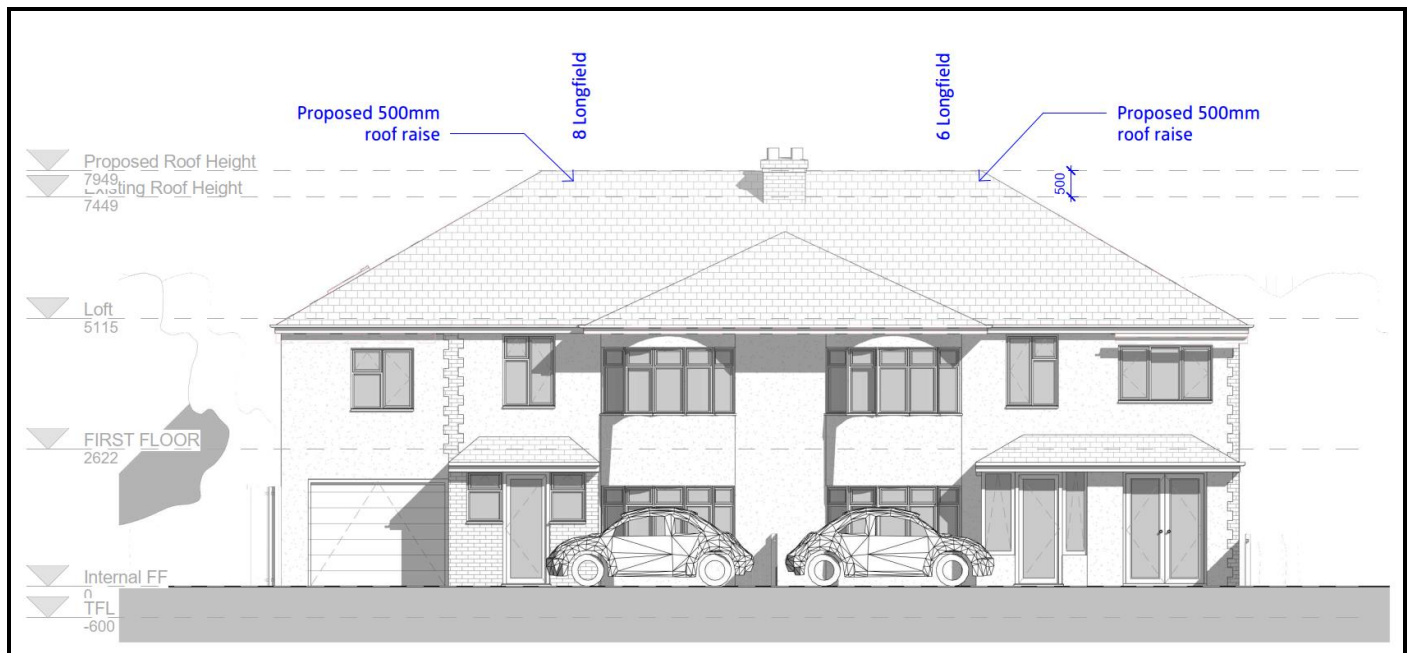
This application is located inside the Urban Boundary, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development. However, all other relevant matters should be considered.

The remaining considerations in the assessment of this application are:

- Design, Character and Appearance;
- Landscape Character;
- Amenity of Occupiers;
- The Neighbouring Amenity; and
- Design, Character and Appearance

Design, Character and Appearance

Policy CS19 (LPCS) sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.



The above proposed front elevation (Not to Scale) shows that the resultant ridge to both properties would be raised by 500mm. However, this somewhat simplifies the actual increase to the scale of the roof as it focusses only on the increase to the highest part of the existing roof. The existing roof is multi-faceted in terms of heights, form and design. From the side elevations the height increase would be in actuality approximately 0.65 -0.75. The eastern end of the roof currently is slightly higher at 7.2 metres high and the western end of the roof currently has a height of 7.3m. Both ends would be raised to 7.95m high. It is the cumulative impact of the increase to the entire roof not just the increased ridge height which would result in a significant increase in bulk which is not appropriate in this area. The raised ridge in combination with the increased bulk from the altered roof form would result in a significant increase which would be incongruent with the wider area.

On this short stretch between two junctions, there are two sets of semi-detached properties which are viewed together. 6-8 Longfield Road as a pair are set higher than the neighbouring semi-detached

properties and hold some dominance over the streetscene currently. This prominence would only be exacerbated by the increased roof bulk, height and disbalance the view of both sets of properties along the wider streetscene. The proposed materials would be concrete roof tiles to match the existing as per the application form.

On balance, the proposed development would **NOT** 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.

Landscape Character

The proposal is for alterations to existing properties which are located in a built-up rural settlement inset from the Green Belt. Although the proposed development would increase the size of the properties, 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).

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 alterations would not create additional rooms or impact the external amenity spaces.

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 proposal would not result in disproportionate bulk or overlooking, which would harm the residential amenity of adjoining neighbours.

Concerns have been raised with regard to the increased height would lead the way for further development to the roof, resulting in overlooking. However, this proposal does not seek approval for such alterations. Such works requiring planning consent would be subject to a full assessment including assessment on impact to residential amenity of neighbours.

Concern regarding dormer extensions which would be allowed by permitted development rights were also raised. The objector noted that dormers on these properties would result in overlooking. This dwellinghouse is not exceptional in terms of position, location and height and it is considered unreasonable to restrict permitted development rights for roof alterations in this instance as rear facing dormers would have similar views to first floor windows which already exist on both properties.

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

Any Other Material Planning Considerations

Conclusion & Recommendation

The raised ridge height in combination with the increased bulk from the altered roof form, by reason of its additional scale, height and dominant features would result in significant harm to the character of this area and would as a result fail to comply with the requirements of the Householder Alterations/Extensions Guide, Policy CS19 (Development and Design Principles) of the Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework (2021) in terms of design, character and appearance.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	31 st August 2023	Dated:	31 August 2023