

Delegated Report

Householder Planning Application

Application No:	20211297
Location:	25 Evenden Road, Meopham, Gravesend, Kent, DA13 0HA
Description:	Erection of a single storey rear extension and a timber outbuilding.
Applicant:	Becci Watson
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

Application Form - dated 15/10/2021;
Drawing no. 21-1584 - D01 - Rev. C - Location Plan (scale 1:1250);
Drawing no. 21-1584 - D02 - Rev. C - Existing and Proposed Block Plans;
Drawing no. 21-1584 - D03 - Rev. C - Existing Floor Plans;
Drawing no. 21-1584 - D04 - Rev. C - Existing Elevations;
Drawing no. 21-1584 - D05 - Rev. C - Proposed Floor Plans;
Drawing no. 21-1584 - D06 - Rev. C - Proposed Elevations;
Drawing no. 21-1584 - D05 - Rev. C - Proposed Outbuilding Plans and Elevations (dated 25/10/2021).

Relevant Planning History

No relevant planning 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)

- 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 Landscape Character Assessment (2009)
- Householder Extensions/Alterations Design Guide SPD (2021)

Consultations, Publicity and Representations

Consultees

Meopham Parish Council - We do not object to the timber outbuilding.

We do raise objections to the single storey rear extension if there is further detriment caused to the neighbouring property.

Neighbouring properties

A notice was displayed on site 28th October 2021.

In addition, five surrounding properties were consulted and one representation was received. The neighbour registered objection to the outbuilding. The objection raised the following concerns:

- Loss of Light/Overshadowing - the width, height and depth of outbuilding will impact on the light within the garden and harm plant growth
- Overlooking/Loss of Privacy - the outbuilding will impact on the neighbours privacy due to large windows

The consultation period expired 26th November 2021.

Officer's Analysis

Design, Character and Appearance

25 Evenden Road is a two storey end of terrace property located on the western side of the highway. The property has not previously been extended but has original part-width single storey front and rear projections. It benefits from a large driveway and an integral garage.



This application proposes the erection of a single storey rear extension and erection of a timber outbuilding. The single storey rear extension will have a flat roof with the following dimensions:

- Depth - 4.5m
- Width - 7m
- Height - 2.86m

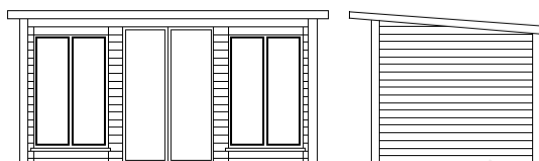
Existing Elevations	Proposed Elevations

The extension is relatively large, constructed up to the shared boundary, with a flat roof and no parapet walls. It is located at the rear of the dwelling and will have no impact on the street scene. In addition, a larger extension could be constructed under a permitted development larger homes application, where an end of terrace property could extend up to 6m. Therefore, given the permitted development fall-back position no objection can be made in terms of bulk or design.

It will create space for a new kitchen area at the rear, a new shower room and open plan living/dining room. There will be bifold doors out onto the garden and a velux window in the roof space to provide additional light. The extension will be constructed using materials that match the existing dwelling.

This application also proposes the erection of a timber outbuilding. The outbuilding will be located at the rear of the garden and will have the following dimensions:

- Depth - 3m
- Width - 5.3m
- Height (max) - 2.65m
- Height (eave) - 2.4m



The outbuilding will have two large front windows and a set of patio doors out onto the garden. A similar outbuilding could be constructed under permitted development, without planning consent. Although it is unclear how the outbuilding will be used, conditions will be attached to the decision notice that restrict the use and ensure that it contains no primary living accommodation at any time.

The developments hereby proposed are considered to be acceptable in terms of design, are not excessive in size or bulk and will have no impact on the street scene. Both the outbuilding and rear extension are constructed using appropriate materials and as such the development is considered to be in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) as well as Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The development proposed will not impact on the amenity of future occupiers. The garden, post-development, has an area of 98.5m² and a depth of 11.5m, which accords with Gravesham's Residential Layout Guidelines (RLG) (2020) for a three bedroom property. As such the proposal is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The developments proposed will safeguard the amenity of neighbouring properties in terms of overshadowing, overlooking, sense of enclosure or loss of outlook.

The rear extension is single storey, and due to the immediate neighbour positioned to the south and the westward orientation of the properties' gardens there will be no overshadowing caused. There are no windows proposed in the flank elevations that would result in a loss of privacy, nor is the extension considered to result in an unacceptable level of enclosure.

In terms of the outbuilding, this part of the proposal is similarly not considered to harm the amenity of neighbouring properties. The representation received from a neighbouring property raised concerns with overshadowing and overlooking from the outbuilding.

The overshadowing comment stated that the outbuilding will reduce natural light in the bottom of the garden and harm plant growth. Although loss of light and overshadowing are material planning considerations, these concerns principally relate to habitable rooms, not the rear of a garden or plants. As such, the harm to plants through overshadowing is not a material planning consideration and is not relevant to the decision making process.

In terms of overlooking from the outbuilding, the objection questioned the large windows facing the rear of their property. The outbuilding is located approximately 11.5m from the rear wall of the surrounding properties, is single storey and is not considered to overlook the private amenity space of the neighbour due to fencing obscuring views and the fact it is not habitable space. However, as aforementioned in this report a similar outbuilding could be constructed under permitted development which would not consider the amenity of neighbouring properties.

Overall, both the rear extension and outbuilding will safeguard the amenity of adjoining properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

There are no parking or highway issues related to this proposal.

Any Other Material Planning Considerations

Impact on the Landscape - 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 single storey rear extension and outbuilding are not considered to impact on the character of the landscape due to the property's location within the rural settlement.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy.

The outbuilding and rear extension are not excessive in size or bulk, will have no impact on the street scene and could be constructed under permitted development. Nevertheless, these developments are considered to safeguard the amenity of both future occupiers and neighbouring properties, as well as the Meopham Downs Landscape Character Area.

As such, it is recommended that planning permission is granted.

Recommendation

Permission – subject to conditions

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	16 th December 2021	Dated:	17 December 2021