

Delegated Report

Application No:	20230291
Location:	Linden Whitehill Road Meopham
Description:	Application for the variation of condition 2 attached to planning reference 20200377, Demolition of existing bungalow and erection of two chalet style bungalows; to allow the variation of drawings in condition 2 for approval of some material alterations in respect of the porch to each of the two dwellings and the addition of a dormer to plot 2 to match plot 1.
Applicant:	Mr Mark Gilleeny
Site Visit Date:	N/A

Submitted Documents/Plans

The application comprises the following documents and plans:

Application form

Drawing no. 0720.WD.11 (site and location plans)

Drawing no. 0720.WD.10A (proposed side elevations)

Drawing no. 0720.WD.09C (proposed floor plans – plot 2)

Drawing no. 0720.WD.08B (proposed floor plans – plot 1)

Drawing no. 0720.WD.07B (proposed side elevations)

Drawing no. 0720.WD.05B (proposed front elevations)

Drawing no. 0720.WD.06A (proposed rear elevations)

Drawing no. 0720.WD.02E (proposed topographical site plan)

Relevant Planning History

20230120	Application for non-material amendment to planning permission reference number 20200377 relating to demolition of existing bungalow and erection of two chalet style bungalows	Refusal of non-material amendment	08.03.2023
20200377	Demolition of existing bungalow and erection of two chalet style bungalows	Permitted	12.06.2022
20200945	Erection of a single storey attached garage, workshop and lean to bin/garden store.	Permitted	05.11.2020

20200090	Application for non-material amendment to planning permission reference number 20191126 alteration to roof to combine single storey and two storey elements and the inclusion of two dormers in lieu of roof windows	Refused	26.02.2020
20200292	Application for a minor material amendment to planning permission reference no. 20191126 for the sub division of existing plot with erection of a detached three bed chalet bungalow to the rear of the site with associated off street parking and landscape proposals; to allow the alteration to the roof to combine single storey and two storey elements and the inclusion of two dormers in lieu of roof windows.	Permitted	12.05.2020
20200090	Application for non-material amendment to planning permission reference number 20191126 alteration to roof to combine single storey and two storey elements and the inclusion of two dormers in lieu of roof windows	Refused	26.02.2020
20191126	Sub division of existing plot with erection of a detached three bed chalet bungalow to the rear of the site with associated off street parking and landscape proposals.	Permitted	11.12.2019
20190729	Demolition of existing bungalow and erection of 2 no. four bedroom detached dwellings and 1 no. three bedroom detached dwelling with associated off street parking and landscaping.	Refused	10.09.2019
20190162	Demolition of existing bungalow and erection of 2no. four bedroom detached dwellings, 2no. two bedroom chalet bungalows with associated off street parking and landscaping.	Refused	03.04.2019

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 - Design & Development Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Other material considerations

National Planning Policy Framework (2019)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (1996)
- SPG 4 - KCC Parking Standards (2006)

Consultations, Publicity and Representations

Environment Agency

No comment

GBC Highways Officer

No objections

GBC Environmental Protection

No comments

Meopham Parish Council

No objection

Neighbouring properties

The application was advertised by individual neighbour letters to 11 properties.

One letter of objection:

These changes appear to increase the size of window to the front elevation and have a further negative impact on what is already a considerably crowded space. It should be noted that these buildings have already undergone the modifications prior to consent being sought. This is a blatant disregard of both planning process procedures as well impact to neighbours

Analysis

Proposal

This application seeks approval for the variation of condition 2 attached to planning reference 20200377: Demolition of existing bungalow and erection of two chalet style bungalows; to allow

the variation of drawings in condition 2 for approval of some material alterations in respect of the porch to each of the two dwellings and the addition of a dormer to plot 2 to match plot 1.

Approved plans:

0720.WD.05



0720.WD.06



Southern elevation (0720.WD.10)	Northern elevation (0720.WD.07)
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Proposed plans:

0720.WD.05B



Southern Elevation (0720.WD.10A)

Northern Elevation (0720.WD.07B)



Character and Appearance

The proposed alterations to the plans add some additional bulk to the roof of the southern most building. There will also be additional bulk to the front in terms of a double height porch. Both additions will still appear subservient to the originally approved buildings. The buildings will also match whereas before only one was to have a dormer window. The street scene is mixed in terms of both design and type of property and the alterations will have no detrimental impact on the Meopham Downs Landscape Character Area in which it is located.

In terms of the design and scale the proposal relates well to the character of the street scene, landscape character and the surrounding local area in accordance with the objectives of Policies CS12 and CS19 of the Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

Amenity of Future Occupiers

None of the proposed alterations involve internal changes to Plot 1. There is some re-arrangement of room in Plot 2 however this just involves flipping the internal arrangement to the opposite of what was approved which will match plot 1. The proposed dormer window increase the size of bedroom three and therefore the proposed development still meets the National Housing Standards.

Neighbouring Amenity

'Croxtan' is situated to the south of the application site. The dwellings are located to the north of this neighbour. No windows are proposed in the southern elevation at first floor other than a high level rooflight serving the stairs and therefore there will be no loss of privacy to this neighbour. Any clear glazed windows in the first floor flank/roof slope would need permission in their own

right. The proposed dormer is to the opposite side of this neighbour and the proposed porch is a sufficient distance away; therefore there will be no loss of outlook, sunlight or daylight to this neighbour.

There are no other properties within close proximity to the additional dormer or front porch (properties opposite are over 38m away) to suffer any loss of amenity.

The proposed development therefore accords with Policy CS19 of the Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021.

Parking and Highways

No changes are proposed to the parking arrangements and therefore no objections are raised.

Conclusion

The proposed alterations to the approved dwellings will have no significant detrimental impact on the character of the street scene, landscape character, neighbouring amenity, parking or highway safety and therefore accords with the abovementioned Policies and is recommended for approval.

Recommendation:

Permit

See draft Decision

Case Officer: AW	Team Leader: Faye Hobbs
Signed: 	Signed: 
Dated: 12 June 2023	Dated: 13 June 2023