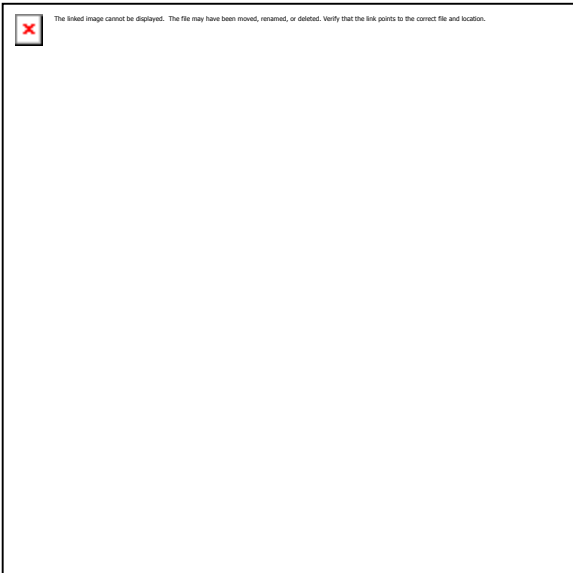




Delegated Report

Householder Planning Application

Planning Application No: 20220354

Location: 7 Orchard Drive Meopham Gravesend Kent

Description: Erection of single storey rear and side extension

Applicant: Mrs Alison Aitken

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Drawing No. 0322.WD.01 – Existing Ground Floor, Site and Location Plans;
Drawing No. 0322.WD.02D – Proposed Ground Floor Plan;
Drawing No. 0322.WD.03 – Existing Elevations; and
Drawing No. 0322.WD.04B – Proposed Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220138	Erection of a single storey rear and side extension with new replacement detached garage and dropped kerb to provide vehicle access to garage	Refused	23.03.2022
19540045	Erection of 21 pairs of semi-detached bungalows and 12 detached bungalows	Approved	N/A

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

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

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 SPD, October 2021;
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

KCC – Heritage Conservation (E & W)

The site lies within an area of multi-period archaeological potential. However, I consider it unlikely that these proposals, immediately adjacent to the existing dwelling, would have a significant below-ground archaeological impact and have no further comments to make in this case.

Meopham Parish Council

No objection to this planning application.

Ward Councillors

No comment received

GBC Highways

No objections, the front drive is adequate for two cars and that complies with guidance.

Neighbouring properties

5 surrounding properties were consulted with an overall expiry date of 19th May 2022. No representations have been received.

Officer's Analysis

Background

As the planning history shows, a previous application for the *erection of a single storey rear and side extension with new replacement detached garage and dropped kerb to provide vehicle access to garage* (Ref. 20220138) was refused for the following reasons;

1. *The proposed side extension is not subservient to the original dwelling, is not distinguishable from the original dwelling and would detrimentally impact on the character of the original dwelling, the adjoining property and the immediate locality. The side and rear extension proposed reflects an unsympathetic design, a disproportionate additions to the property and constitutes overdevelopment of the site. As such the proposal is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014), paragraphs 10.2 and 10.4 of Gravesham Councils Householder/Alterations Design Guide SPD (2021) and section 12 of the National Planning Policy Framework (2021).*
2. *The development seek to provide an additional vehicle access from Birtrick Drive in close proximity to a right angle bend in the road. As such the proposal would be to the detriment of highway and pedestrian safety contrary to Policy CS11 of the Gravesham Local Plan Core Strategy 2014 and section 9 of the National Planning Policy Framework (2021).*

The current proposal has been revised, removing the replacement garage and revising the overall design of the single storey rear and side extension, as shown in the comparison images below:

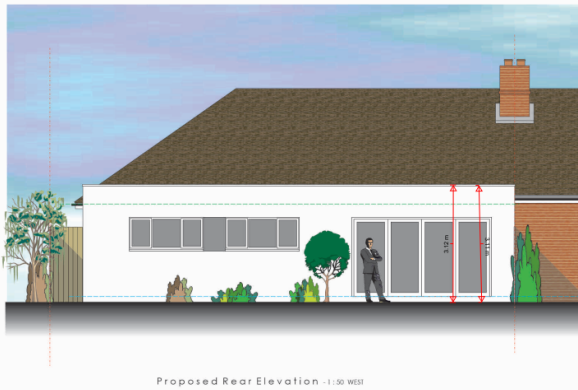
Refused Scheme (Ref. 20220138)
Front Elevations



Current Scheme



Rear Elevations



The application site is within a residential area and, thus, the principle of residential extensions is considered acceptable.

Design, Character and Appearance

The single storey side and rear extension would be highly visible from public vantage points. The side projection with hip roof and lower ridge height gives a subservient appearance to the host dwelling. The eaves height is generally in line with the host dwelling, together with the matching facing brickwork provides modest additions that do not detract from the host dwelling.

The depth of the rear extension would be 3 metres and flush with the adjoining neighbour's rear extension at 5 Orchard Drive. Again, the eaves height is generally in line with the host dwelling, together with the matching facing brickwork provides modest additions that do not detract from the host dwelling. Whilst the flat roof would be at odds with the host property, it is to the rear of the property where flat roofs are generally more acceptable and not visible from the front streetscene.

In light of the above, both the side and rear extensions have been designed to address the previous reasons for refusal and as such considered in line with the Councils Householder/Alterations Design Guide SPD (2021) at paragraphs 10.2 and 10.4.

Amenity of Future Occupiers:

It is not considered that the development would result in a harmful impact to the amenity of future occupiers at the site.

Neighbouring Amenity:

In terms of neighbouring amenity, it is considered that there would be limited impact to the immediate locality.

The proposed side extension would be set in from the common boundary by a minimum of 1.22m and with the lower ridge height and path of the sun, would not result in any unacceptable overshadowing. Whilst there are windows and doors within the flank wall, these are all single storey level and views over the neighbouring property would be obscured by the side boundary fencing.

Highways

The proposal would result in the loss of the detached garage, however the existing driveway provides sufficient parking for the property and therefore the development would accord with KCC Vehicle Parking Standards, and the proposals would therefore comply with Saved Policy P3 of the Local Plan and Policy CS11 (LPCS).

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within 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 Gravesham Core Strategy (2014) 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 proposed development will have no impact on the Meopham Downs Landscape Character Area as the property is located within the rural settlement.

Conclusion

For the reasons given above, the proposed extensions would not result in a detrimental impact on the dwelling or character of the area and is considered to be acceptable. Approval is recommended as no conflict with local or national planning policy.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	20 th May 2022	Dated:	20th May 2022