



Delegated Report

Householder Planning Application

Planning Application No: 20240725

Location: 22 The Pippins Meopham Gravesend Kent

Description: Erection of a first floor rear extension.

Applicant: Anita Morris

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Existing Block Plan
- Proposed Block Plan
- Site Location Map
- Drawing No: MAD-502-03 (Existing/Proposed Plans and Elevations)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20170583	Erection of a single storey rear extension to form a larger kitchen/dining room and conversion of the existing garage into a habitable room.	Permitted	28.07.2017
20060210	Application for Lawful Development Certificate in respect of the proposed erection of a single storey rear extension.	Certificate Granted	08.05.2006

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

Paragraph 33 of the NPPF (2023) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the

National Planning Policy Framework (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed and Beautiful Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Meopham Parish Council

Due to the nature and content of the proposed change Meopham Parish Council raises no objection to the application.

Neighbouring properties

The application was advertised by way of letters to 3 surrounding properties. The consultation period expired on 05.09.2024 and no comments were received.

Analysis

Proposal

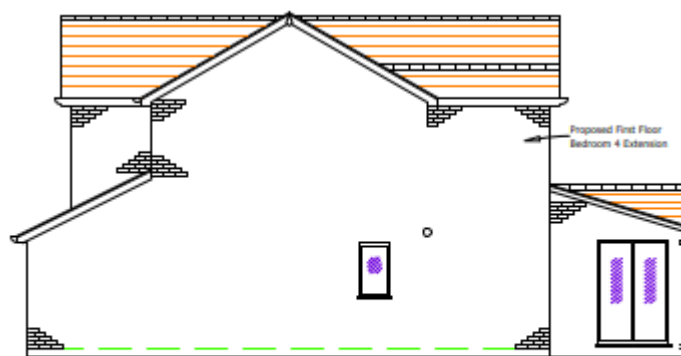
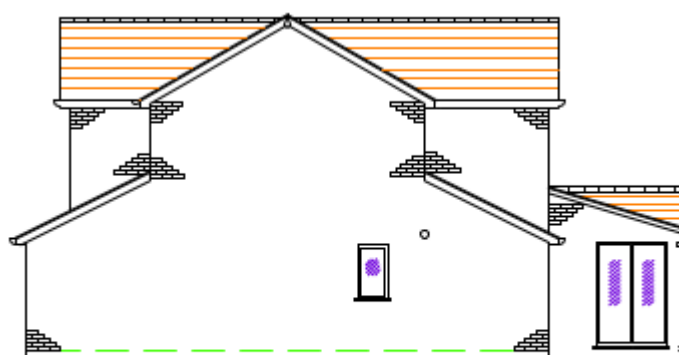
The proposal seeks the erection of a first floor rear extension to allow for an increase to the size of an existing bedroom. The extension will be finished with a dual pitch roof and materials to match the existing dwelling.

Existing



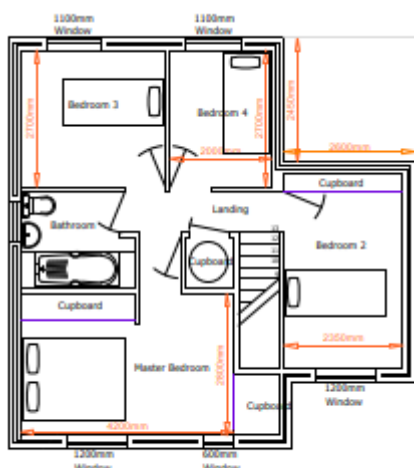
Proposed



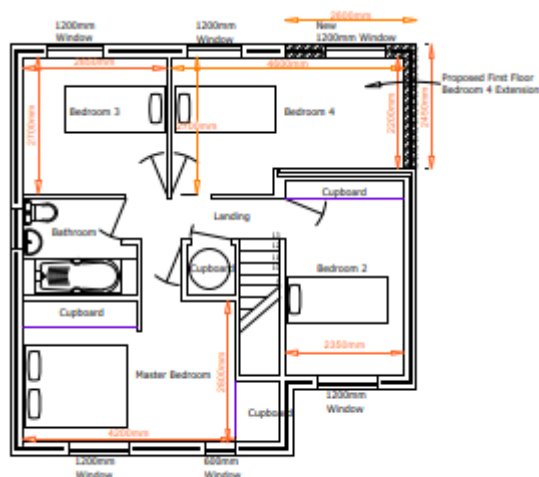


Existing Side (East) Elevation 1:100

Proposed Side (East) Elevation 1:100



Existing First Floor Plan 1:100



Proposed First Floor Plan 1:100

Background

The application site has been previously extended by way of a single storey rear extension and conversion of the integral garage into a habitable room under planning reference 20170583. The rear extension built under 20170583 was only part width, the proposal will not be constructed over this.

There has also been a grant of an LDC under 20060210 which saw the existing rear conservatory replaced with a single storey rear extension.

Character and Appearance

The application site is a two storey detached dwelling situated within the parish of Meopham. The property is located at the end of a Cul de sac and comprises a front drive for off road parking and a soft landscaped rear garden.

The proposed extension is situated to the rear of the property and will not have any impact on the main street scene. The extension will be set down from the main roof so to demonstrate subservience even if it is to be built in line with the original rear wall of the property.

It is noted that this extension will be identical to that of the neighbouring property known as 21 The Pippins which had a first floor rear extension permitted under reference 20190386. Below are the permitted plans from the neighbouring property.



In terms of design and appearance the extension is considered to be acceptable and will not harm the character of the area and is therefore considered compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 – Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers

The proposal will not increase the number of bedrooms, and it will not result in the loss of any private amenity space. It will increase the size of bedroom four this providing more space to the occupants of the property. The proposal safeguards occupant amenity in line with the requirements of CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines 2020.

Neighbouring Amenity

The proposal will be built inline with the rear elevation of No.21 The Pippins so there are no concerns it will block out light or outlook to this property, furthermore the proposal is only introducing an incremental increase to the property.

The proposal will introduce a secondary window to serve bedroom 4 in the rear elevation. The window will be situated closer to the common boundary shared with No 21. The Pippins, however, as this is a secondary window is it not considered to cause any meaningful impact on privacy in terms of perceived overlooking.

In order to ensure neighbouring privacy is further enhanced a condition will be imposed that there are no additional fenestrations created in the flank elevation.

No neighbour representations have been received.

The proposal adequately safeguards neighbouring amenity in line with the requirements of CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines 2020.

Parking and Highways

The proposal will not result in any changes to the current onsite parking arrangements and so this does not require any further assessment.

Conclusion & Recommendation

The proposal has been fully assessed and is recommended for permission.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	19/09/2024	Dated:	27 September 2024