



Delegated Report

Householder Planning Application

Planning Application No: 20211190

Location: 25 Nursery Road Meopham Gravesend Kent

Description: Erection of a single storey side extension.

Applicant: Mrs Lynne Pettet

Site Visit Date: 21/10/2021

Submitted Documents/Plans

- Application Form Received 27/09/2021
- Drawing No: 1810/P/01 (Existing & Proposed Plans & Elevations, Location Map and Existing & Proposed Block Plans) Received 28/09/2021

Relevant Planning History

Reference	Description	Outcome	Decision Date
19800297	Erection of single storey extension at rear to form enlarged lounge and conservatory	Permitted	03.06.1980

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 (2021) 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 (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development

- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment 2009

Consultations, Publicity and Representations

Meopham Parish Council

No objections

KCC Heritage

The site lies within an area of multi-period archaeological potential. However it is considered unlikely that these proposals will have a significant archaeological impact and as such have no further comments to make.

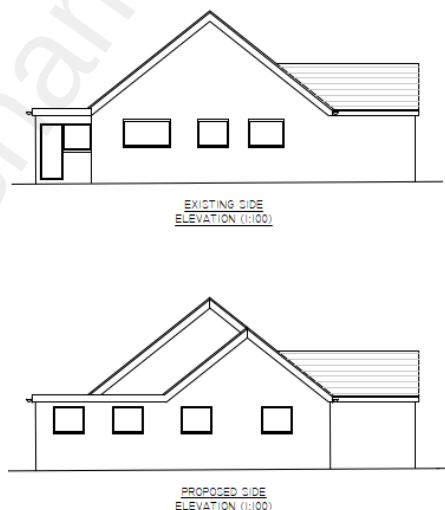
Neighbouring properties

The application was advertised by way of letters to 8 surrounding properties. The consultation period expired on 19th October 2021. No comments were received.

Analysis

Proposal

The proposal seeks the erection of a single storey side extension. The extension will project 3m from the southern elevation and span 11m with an overall height of approx 5.4m. The extension will be finished with a dual pitch roof to the front and a flat roof to the rear.



The extension will include four windows in the southern elevation and a door in the western elevation. The extension will allow for the creation of additional living space for the occupants.

Character and Appearance

The application property is a two bedroom semidetached bungalow situated in a rural settlement inset from

the greenbelt in Meopham. The property has been previously extended by way of a single storey rear extension.

There is a larger extension at No.23 Nursery Road which is built up to the boundary so this type of extension would not be uncharacteristic in the area. The proposed extension will be set away from the boundary and is fairly minimal in terms of scale. The extension is set behind the main elevation of the property and the roof is set below the main ridge. Overall the extension is deemed subservient and in scale with the host dwelling.

The proposal is deemed compliant with CS19 of the Local Plan Core Strategy 2014 and SPD4 - Householder Extensions/Alterations Design Guide (2021)

Amenity of Future Occupiers

Post development the garden will retain at least 200sqm of amenity space which is compliant with the council's technical standards. There are no concerns in this regard.

The rooms are deemed compliant with the Council's technical standards post development.

The proposal safeguards the amenity of future occupiers and so there are no concerns in this regard.

Neighbouring Amenity

The proposal is set away from the adjoining occupier and will not affect light, outlook or privacy to this property.

The property known as No.23 Nursery Road is set across the highway and will not be affected by loss of light. The proposal will result in a habitable bedroom window being moved closer to no. 23, facing onto another bedroom with a distance of only 12 metres. The residential layout guidelines require a window to window distance of 21m. An element of privacy is maintained due to the boundary treatment, but given that the window is a secondary window, it would be appropriate to condition that this window, along with the bathroom window on the flank elevation, is obscure glazed to ensure privacy is safeguarded.

The proposal is deemed to comply with CS19 of the Local Plan Core Strategy 2014.

Parking and Highways

The proposal will not result in an increase to the number of bedrooms and whilst there will be some loss of driveway, there is adequate parking to the front of the property.

Any Other Material Planning Considerations

The application site is inset from Green Belt and as such, Policy CS02 of the Gravesham Local Plan Core Strategy September 2014 is relevant. Policy CS02 prioritises development in the urban area as a sustainable location for development. In the rural area it states that development will be supported within rural settlements that are inset from the Green Belt and defined on the Policies Map. Development outside those settlements (which is not the case here), will only be supported where it is compatible with national policies for protecting the Green Belt and policies in the Local Plan Core Strategy.

Impact on the landscape

The application site is located within the Meopham Downs Landscape Character Area.

The proposal would be within the residential curtilage of the dwelling. By virtue of its scale, design and location it is considered that the development doesn't have any detrimental impact on the landscape

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended subject to the imposition of relevant conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	11 th November 2021	Dated:	11 November 2021