



Delegated Report

Householder Planning Application

Planning Application No: 20231236

Location: 1 Cheshunt Close Meopham Gravesend Kent

Description: Demolition of existing conservatory and erection of a single storey side extension.

Applicant: Mr Sean Clarke

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application form
- Site Location Map
- Existing Block Plan
- Proposed Block Plan
- Drawing No: Chest - 9 (Existing Rear Elevation)
- Drawing No: Chest - 7 (Existing Front Elevation)
- Drawing No: Chest - 4 (Existing Roof Plan)
- Drawing No: Chest - 1 (Existing Floor Plan)
- Drawing No: Chest - 2 (Proposed Floor Plan)
- Drawing No: Chest - 3 (Proposed Roof Plan)
- Drawing No: Chest - 5 (Existing/Proposed Side Elevations)
- Drawing No: Chest - 6 (Proposed Front Elevation)
- Drawing No: Chest - 8 (Proposed Rear Elevation)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20230973	Prior approval application for the erection of a single storey rear extension with a depth of 5 metres, maximum height of 3.515 metres and eaves height of 2.325 metres.	Prior approval required and refused.	17.10.2023
19940687	Construction of dormer extension in south roof slope to form w.c.	Permitted	10.01.1995

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

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)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Dickens Protection Society

The Society would comment that the proposed extension could be larger and much better designed. With an improved design the effect on the street scene could be significantly improved.

Meopham Parish Council

No comments received.

Local Ward Councillors

No comments received.

Neighbouring properties

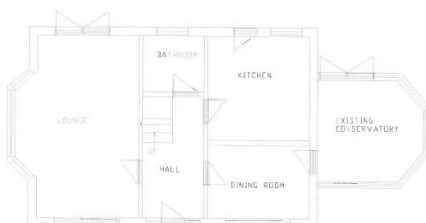
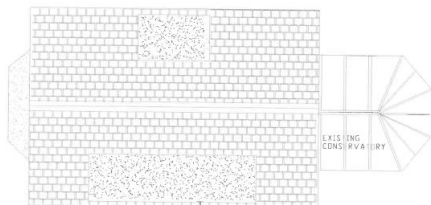
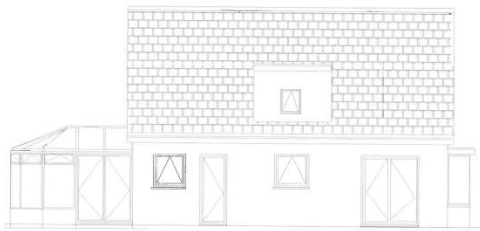
The application was advertised by way of letters to 4 surrounding properties. The consultation period expired on 10.01.2024 and no comments were received.

Analysis

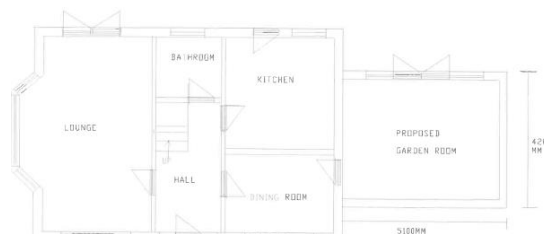
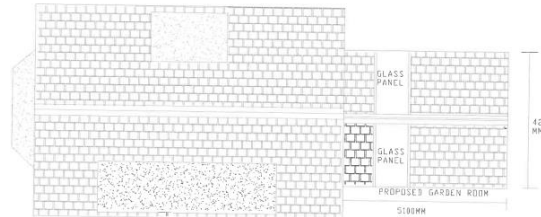
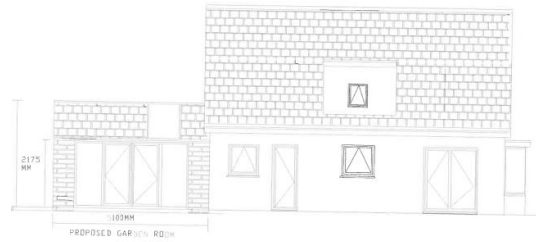
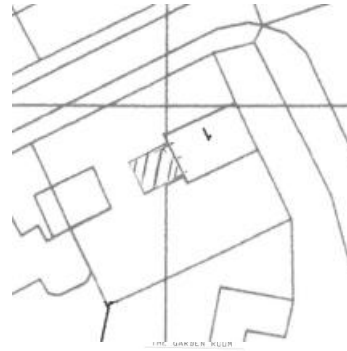
Proposal

The proposal seeks the erection of a single storey side extension. The proposal will demolish the existing side conservatory and replace it with a brick-built structure which will be used as a garden room. The proposed external materials will match the host dwelling. The extension will be finished with a dual pitch roof which will include roof lights, there will be double doors in the rear elevation to allow for access and views into the garden.

Existing



Proposed



Background

A recent prior approval application was submitted and refused for the erection of a single storey side extension as the extension did not fall within the parameters of the GPDO.

Character and Appearance

The application site is a detached bungalow situated on a prominent corner plot, the principal elevation faces towards Cheshunt Close and the side elevations faces towards Wrotham Road.

The site is surrounded by soft landscaping in the form of mature trees, shrubs and grass. The proposed extension will replace an existing side conservatory which is positioned behind the principal elevation and is set behind the fenced boundary.

The proposed garden room will have a depth of 4.2m and will project 5.1m from the side elevation. The existing conservatory is smaller measuring some 3.8m deep and projecting 3.7m from the flank elevation.

The replacement structure will have a more permanent appearance as it will be of solid brick construction as opposed to the mainly glazed conservatory. The proposed use of materials will match the host dwelling which will ensure the addition ties in with the original property to which it is attached.

The extension is designed with a dual pitch roof and will include roof lights in both front and rear elevations. The extension is not considered to harm the wider street scene as it is situated behind a fence and is surrounded by mature trees, however it is acknowledged the trees could be removed as they are not protected. The extension is subservient and does not detract from local character, there are many other examples of extensions within the proximity and so the proposal will not introduce an out of character addition.

It is considered that the proposal is adequately designed and compliant with the requirements of CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

The proposed extension will be used as a garden room which is a secondary living space. Post development there will still be in excess of 100sqm of resultant garden space which is compliant with the council's technical standards. The proposal therefore safeguards the amenity of future occupiers and is compliant with CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines (2020).

Neighbouring Amenity

Due to the location of the proposal, it is not considered to harm light or outlook to any of the surrounding properties. The property known as No. 3 Cheshunt Close will not be impacted in terms of privacy as there are no windows proposed in the flank elevation.

The proposed doors in the rear elevations will face in the direction of Timbers which fronts Wrotham Road, due to the siting and proximity as well as the proposed use of the extension it is not considered that the extension will harm the privacy currently enjoyed by this property.

A condition will be imposed to ensure no further fenestration is introduced without prior permission in the proposed extension as a means of protecting neighbouring privacy.

The proposal therefore adequately safeguard the amenity of neighbouring properties and is therefore compliant with CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines (2020).

Parking and Highways

The proposal will not impact on any existing parking arrangements and this this does not require further investigation.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located

within the Meopham Downs Character Area, as set out in the Council's Landscape Character Assessment document.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that this development would not be detrimental to the Meopham Downs Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	01.02.2024	Dated:	01 February 2024