



Delegated Report

Householder Planning Application

Planning Application No: 20240140

Location: Tudor House Wrotham Road Meopham Gravesend

Description: Erection of a two storey side extension, single storey rear extension with roof lights, installation of a pitch roof dormer to front elevation, alterations to fenestration to rear elevation and provision of a garage.

Applicant: Mr Graham Wakeman

Site Visit Date: 7th March 2024

Submitted Documents/Plans

Application Form

20-25-01 – Location Plan

20-25-02-A – Existing and Proposed Site Block/Roof Plan

20-25-03 – Existing Elevations

20-25-04-A – Existing Plans

20-25-05-A – Proposed Plans

20-25-06-A – Proposed Elevations

Design and Access Statement

Officer Note: The Design and Access statement incorrectly shows the elevations in relation to the proposed side extension. As such, the elevations shown in the design and access statement shall be disregarded and Drawing no. 20-25-06-A shall be considered to be the correct elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20201240	Erection of a two storey side extension and single storey rear extension.	Permitted	05.03.2021
20030255	Erection of a detached double garage, to incorporate a car port, garden store and woodstore with a store in the roof space in substitution to that previously permitted under planning permission reference number GR/2002/757.	Permitted	30.05.2003
20020757	Erection of a detached two storey dwelling in the side garden with dormer windows in the front and rear roof slopes and detached double garage at the front; erection of a detached double garage for the existing dwelling 'Tudor House' and alterations to the existing vehicular access.	Permitted	06.11.2002

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- SPG 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 (2021); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Ward Councillors

No comments received.

Meopham Parish Council

We raise no objection to this application.

GBC Highways

I have no objections following the submission of the site plan, there is more than enough on site vehicle parking and the garage is of sufficient size to accommodate cycles as well as a motor vehicle.

KCC Heritage

The site lies within an area of multi-period archaeological potential. However, based on existing Historic Environment Record data for the area and the relatively limited extent of the proposed works, I consider it unlikely that these proposals would have a significant below-ground archaeological impact and have no further comments to make in this case.

Southern Gas

No comments received.

Neighbouring properties

8no. surrounding properties were consulted and a site notice was placed on the site on 07.03.24. The site notice expiry date is 29.03.24. However, public holidays should be disregarded from the required 21 day consultation. As such the final date for submission of comments was 2nd April 2024. 0 comments were received from members of the public.

Officer's Analysis

Principle of Development

This application is located inside the Urban Boundary, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development. However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers, Residential Amenity of neighbours, Highways and Parking and Landscape Character.

Design, Character and Appearance

This application relates to a two-storey, detached dwellinghouse. It is set back from the highway with planning and close boarded fencing bounding the front of the site adjoining the highway. The image below shows the view from the highway.



Image taken during site visit on 7th March 2024

As the image shows, there is limited visibility of the southern end of the building from the streetscene. As

such the southern extension and the rear extension would have a limited impact on the streetscene and character of the area.

Although the proposed side extension would have a pitched roof to the southern end, and this would not directly correlate with the gable ended roof to the north end, it would create some level of symmetry, which would be enhanced by the use of a front facing gable similar to the existing on the norther end of the front elevation. The pitch use would also, provide a degree of subservience and would reflect the pitch of the front facing central gable. The use of a 'catslide' style roof, to the front also 'push back' the bulk of the highest part of the roof further back and would reflect the existing front roof slope. To the rear the single storey extension would be 3m deep and would extend the full width of the rear dwellinghouse, including the proposed side extension. It would use a simple low form flat roof. Given its location to the rear and limited visibility it would be appropriate in this location and would be relatively subservient. The use of plain clay roof tiles and red-brown stock brick and render detailed in the application form, would be reflective of the existing dwellinghouse. The design and access statement notes that the windows and doorframes would use matching materials.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF (2023) in terms of design, character and appearance.

Amenity of Future Occupiers

The NPPF (2023) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

The proposed development would create an open plan, living/dining/kitchen area to the ground floor which would be 60m². 2 additional bedrooms would be created on the first floor. The smallest bedroom would be 9.6m². Adequate internal and external space would be retained.

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received. Two properties adjoin the dwellinghouse; Always and Speedbird.

Always

This neighbour is located to the south of the dwellinghouses. There is 4.3m between the buildings. The resulting dwellinghouse would be 2.7m from this neighbour's side elevation. It is also noted that there would be increased height at the point closest to this neighbour. However, due to the nature of the pitch, this neighbour is located to the south and so shadows project northward. Overshadowing is not likely to this particular neighbour. There would be addition of an upper floor window on the south facing elevation. This would serve a bathroom and so it would be reasonable to avoid any overlooking issues, to require the window to be obscure glazed and fixed. This would be included as a condition, where approved.

Speedbird

This neighbour is located to the north of the subject property. There is 2.4m between the properties. This distance would not be reduced. The only change which would be directly visible from this neighbour's perspective would be the addition of the single storey rear extension which given its lack of side facing openings, height of 3.2m and depth of 4m, it would not overbear, overshadow or directly overlook this neighbour property.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Highways and Parking

The proposed development would result in partial loss of the front drive. There would be a garage erected as part of the scheme. As per the comments provided by the GBC Highways Officer, adequate vehicle and cycle parking provision can be provided on site due to the large front drive.

Adequate vehicle and cycle parking provision is therefore available in accordance with paragraphs 110 to 113 of the National Planning Policy Framework (2023), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014 subject to further details of cycle parking provision.

Landscape Character Area

The proposal is for extensions and alterations to an existing property which is located in a built-up rural settlement inset from the Green Belt. Although the proposed development would increase the size of the property, it would still retain as a very open site due to the size of the plot and the surrounding garden and as such the proposed development would not be detrimental to the open, rural landscape character of the surrounding area. In respect of landscape character, the proposal is therefore considered compliant with Policy CS12 (LPCS).

Conclusion & Recommendation

The proposed development complies with all relevant national and local planning policies. The recommendation is therefore to approve.

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	5 th April 2024	Dated:	08 April 2024