



Delegated Report

Householder Planning Application

Planning Application No: 20241086

Location: 5 Beechwood Gardens Meopham Gravesend Kent

Description: Erection of a single storey rear extension with roof lights. Installation of additional roof light to front roof slope.

Applicant: James North

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form
Location Plan
Block Plan
PL001 – Existing and Proposed Elevations and Floor Plans

Relevant Planning History

Reference	Description	Decision	Decision Date
20090523	Erection of a detached building at the rear to provide a utility room.	Permitted	18.08.2009
20060298	Erection of a detached dwelling with rooms in the roof space.	Permitted	14.06.2006

Development Plan

Gravesham Local Plan Core Strategy (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
- C13 – Extensions to Dwellings in the Countryside

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places
- Section 13 – Protecting Green Belt land
- Section 15 – Conserving and enhancing the natural environment

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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Meopham Parish Council
No comments received.

Ward Councillors
No comments received.

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.

Neighbouring properties

5no. surrounding properties were consulted, and 0 comments were received. No comments were received from members of the public.

Officer's Analysis

Principle of Development

National Planning Policy Framework (NPPF)

Paragraphs 153-160 of the NPPF (2024) address proposals which would affect the Green Belt. It seeks to ensure that inappropriate development in the Green Belt would not be approved except in very special circumstance.

The relevant exceptions to this policy are as follows:

Paragraph 154(c) identifies *'the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building', as an exception to this policy.'*
Paragraph 154(g) identifies another exception as;

'limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use

(excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.'

Gravesham Local Plan Core Strategy 2014

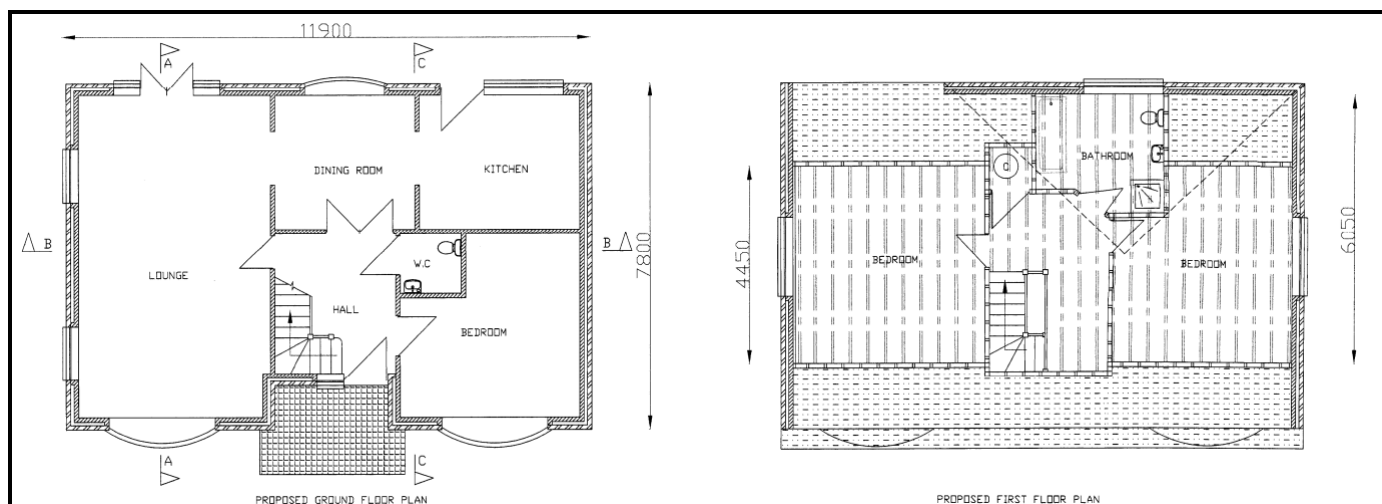
Core Policy CS02 sets out where development should be distributed in the borough. Preference is given to those urbanised area as sustainable locations. Outside urbanised areas, those rural settlements which are inset from the Green Belt would also be considered acceptable in principle. This site is in a rural area, in the Greenbelt **NOT** forming part of settlement inset from the Greenbelt. In this context the policy states that developments; 'will be supported where it is compatible with national policies for protecting the Green Belt and policies in this plan.'

Saved Policies in the Gravesham Local Plan First Review 1994

Policy C13 sets out the requirements for extensions to dwellings. Of particular consideration and to assist in assessing whether the addition would be disproportionate, this policy limits the increased floorspace to one third of the gross floor area of the original dwelling. However, this policy does pre-date the NPPF, and greater weight should be given where the approach is consistent with paragraph 154 the NPPF (2024). "Original dwelling" for the purpose of Policy C13 means the building in permanent residential use at 1st July 1948.

In this instance, the planning history indicated that that site originally contained a chalet. This is an area where an umber of chalets have been historically redeveloped to become dwellinghouses. This is the case here. Planning approval reference 20060298 allowed the replacement of the chalet with a new dwelling. Therefore, the building as approved in 2006 is considered to be the original dwelling.

The approved floor plans are shown below (Not to Scale)



The original dwellinghouse as approved had a total floor area of 154.63m². The proposed extension would have a floor area of 30m². This new total floor space would have a total area of 184.63m², which is an increase of 19.4%. This is within the one third increase limitation set by policy C13 of the Local Plan First Review. Whilst this is within the guided allowance, a visual assessment of whether the building would appear disproportional is also necessary. This will follow in the section on Design, Character and Appearance.

Subject to further assessment on the design of the scheme, it would not have a disproportional appearance in terms of its scale, therefore complying with paragraph 154(c) of the NPPF (2024) and, Policy C13 of the Gravesham Local Plan First Review (1994) and Policy CS02 of the Core Strategy Local Plan (2014).

Design, Character and Appearance

In this instance, the proposed single storey rear extension would have limited visibility from the street,

therefore limiting its impact on the character of the area. The extension would be 4 metres deep and 7.5 metres wide, with a 2.8m high flat roof. Visually this would be a subordinate addition in scale and appearance. The design could be improved by lowering the height to reflect the eave height of the rear elevation. But it is noted that this is a low eave height and may be impractical with a flat roof. Reducing the width so that extension would be set in from either end of the gable projection from which it extends would also result in a simplified and more coherent appearance. However, on balance, the addition has limited visibility, does not extend by the full width of the dwellinghouse and has a limited footprint and height. Therefore, it is considered to be a modest addition, which would use materials to match the existing, with exception of the flat roof with roof lights, which would not be visible except from an aerial viewpoint.

The additional rooflight to the front would be visible from the public perspective. However, there are 3 rooflights currently and given the spacing and size of the existing and proposed rooflight, it is not considered that the additional rooflight would be incongruent or result in an overly cluttered roof.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF (2024) in terms of design, character and appearance.

Landscape Character (Harvel Wooded Downs)

In addition to being within the Green Belt, the site is located within the Harvel Wooded Downs Landscape Character Area. This area is characterised by varied topography, ancient wood and haphazard mosaic resident plots and small holdings. The style of properties is varied in terms of scale and style, with many plots being derelict caravans and small brick bungalows.

The Landscape Character Assessment (2009) continues to state that incongruous elements within the area involve replacing more traditional features through to modernisation of vernacular buildings. This is continued in the guidelines which set out how to conserve strong elements and “halt the erosion of the area with inappropriate development”, and include the following points:

- Conserve and maintain traditional and distinct buildings, materials and elements;
- Assess development proposals through the area to modify variety in building styles and materials;
- Resist proposals that introduce inappropriate designs and materials.

Policy CS12 (LPCS) 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 development is not considered to impact on the landscape as the property is located in a wooded and relatively well-developed area, is well-designed and will be finished in appropriate materials. Therefore, the proposal accords with Policy CS12 (LPCS) and safeguards the quality of the Harvel Wooded Downs Landscape Character Area.

Amenity of Future Occupiers

The NPPF (2024) 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 internal space standards required are details in the below table, as per the Residential Layout Guidelines (2020)

Room Type	Proposed Internal Floor Area (m ²)	Minimum Space Standard (m ²)
Kitchen/Diner	49.1	12

For a 4 bedroom property, the below table compares the required garden space.

Garden Measurement	Proposed Internal Floor Area (m ²)	Minimum Space Standard (m ²)
Area	457	100
Depth	30	10

As per the above tables, the proposed scheme would provide and retain adequate internal and external space standards in line with the aforementioned guidelines.

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.

Given that this dwellinghouse, is further set back than its neighbours and the single storey nature of the proposal, with the additional front facing rooflight, obliquely angled, it would be unlikely for this minor scale extension and rooflight to overbear on the neighbouring properties in terms of physical bulk, overshadowing or direct overlook.

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

Conclusion

The proposed development complies with all relevant national and local planning policies.

Recommendation

The recommendation is to approved the development.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	22nd January 2025	Dated:	22nd January 2024