

Delegated Report

Householder Planning Application

Planning Application No: 20231117

Location: 14 The Pippins Meopham Gravesend Kent

Description: Erection of a first-floor side extension, single storey rear extension.
Conversion of existing garage into habitable rooms and alterations to fenestration.

Applicant: Mr Jak Cantwell

Submitted Documents/Plans

Application form;
Drawing No. 3153 (02) 001 – Existing Ground Floor Plan;
Drawing No. 3153 (02) 002 – Existing First Floor Plan;
Drawing No. 3153 (02) 003 – Existing Elevations;
Drawing No. 3153 (02) 100 – Existing Parking Arrangement Plan;
Drawing No. 3153 (20) 1250 – Proposed Site & Location Plan;
Drawing No. 3153 (20) 001 – Proposed Ground Floor;
Drawing No. 3153 (20) 002 – Proposed First Floor;
Drawing No. 3153 (20) 003 – Proposed Elevations; and
Drawing No. 3153 (20) 100 – Proposed Parking Arrangement Plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
19840842	Land adjoining Huntingfield Estate and Wrotham Road, Hook Green and being erection of 79 dwellings and associated garaging, laying out of estate roads and off site road works, open space provision and erection of 29 replacement garages. These details relate to the siting, desing and eternal appearnace of the proposed dwellings, themeans of access thereto, garaging and parking arrangements, details of footpath linkags, tree planting and landscaping, and details of vehicular and pedestrian access to the site.	Permitted	25.01.1985

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 Places and Beautiful Places.

Supplementary Planning Guidance

- 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

GBC Highways Officer

No objection

Neighbouring properties

4 surrounding properties were consulted along with a site notice displayed on site with an overall expiry date of 29th November 2023. No comments were received.

Officer's Analysis

Design, Character and Appearance

The proposal is for the erection of a first-floor side extension, single storey rear extension and conversion of existing garage into habitable rooms and alterations to fenestration. The changes to the development result in the loss of the internal garage along with reworking the internal layout to provide a 5 bedroom detached property.

As can be seen below the changes proposed respect the character of the existing dwelling and character of the area. It should be noted that adjacent properties have had similar extensions permitted which is shown on the below image.



Existing Elevations





Proposed Elevations



The rebuilding of the rear extension is deemed acceptable and raises no concern. Therefore, the proposal is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

The development will result in sufficient private amenity being retained for the dwelling and the proposal is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2023).

Neighbouring Amenity

The development is not considered to impact on the amenity of neighbouring properties in terms of loss of light, outlook or sense of enclosure. The first floor w/c and utility room windows will be conditioned to be obscure glazed and top hung only. As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Highways Issues

The loss of the integral which is sub standard is off set by two parking available on the driveway. There is no objection from GBC Highways Officer and no conflict with saved Policy P3. Whilst its noted the highways officer is requesting secure bike storage this would be down to the individual occupiers of the dwelling and the existing garden is secure to store bikes if required.

Any Other Material Planning Considerations

As the development is within a rural settlement inset from the Green Belt and the limited nature of the development it will have no adverse impact on the Meopham Downs Landscape area and no conflict with Policy CS12 (LPCS).

Conclusion & Recommendation

The application has been fully considered and is in accordance with local and national planning policy. The proposed development, it is not excessive in size or bulk and will have no adverse impact on the street scene. The development will safeguard the amenity of future occupiers and will not harm the amenity of neighbouring properties. It is recommended that planning permission is granted, subject to conditions.

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

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	20th December 2023	Dated:	22nd December 2023