



Delegated Report

Householder Planning Application

Planning Application No: 20240665

Location: Green Ridge Wrotham Road Meopham Gravesend

Description: Application for the variation of condition 2 and 3 attached to planning permission reference number 20231304 for the erection of first floor extension to form 3 bedrooms and 3 bathrooms. Conversion of existing garage to form a gym. Erection of single storey garage to north side of existing house; to allow the change of the proposed cladding of the first floor walls from tile hanging to timber featheredge boarding.

Applicant: Mr Sam Bott

Site Visit Date: 5th August 2024

Submitted Documents/Plans

Application Form
23-20-01 – Location Plan
23-20-02 – Block Layout Plans, Existing and Proposed
23-20-03 – Existing Floor Plans
23-20-04 – Existing Elevations
23-20-05 – Proposed Plans
23-20-06 A – Proposed Elevations
23-20-07 A - Planning and Design Statement

Relevant Planning History

Reference	Description	Decision	Decision Date
20231304	Erection of first floor extension to form 3 bedrooms and 3 bathrooms. Conversion of existing garage to form a gym. Erection of single storey garage to north side of existing house.	Permitted	06/02/24

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
- CS20 – Development affecting Conservation Area

Gravesham Local Plan: First Review (1994)

- TC3 – Development affecting Conservation Area

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
- Section 15 – Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic 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);
- 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

Due to the nature and content of the proposed change Meopham Parish Council raises no objection to the application.

GBC Conservation Officer

No comments received.

Neighbouring properties

5no. surrounding properties were consulted and a site notice was placed on 5th August 2024. The final date to submit comments ended on 30th August 2024. 0 comments were received from members of the public.

Officer's Analysis

Principle of Development

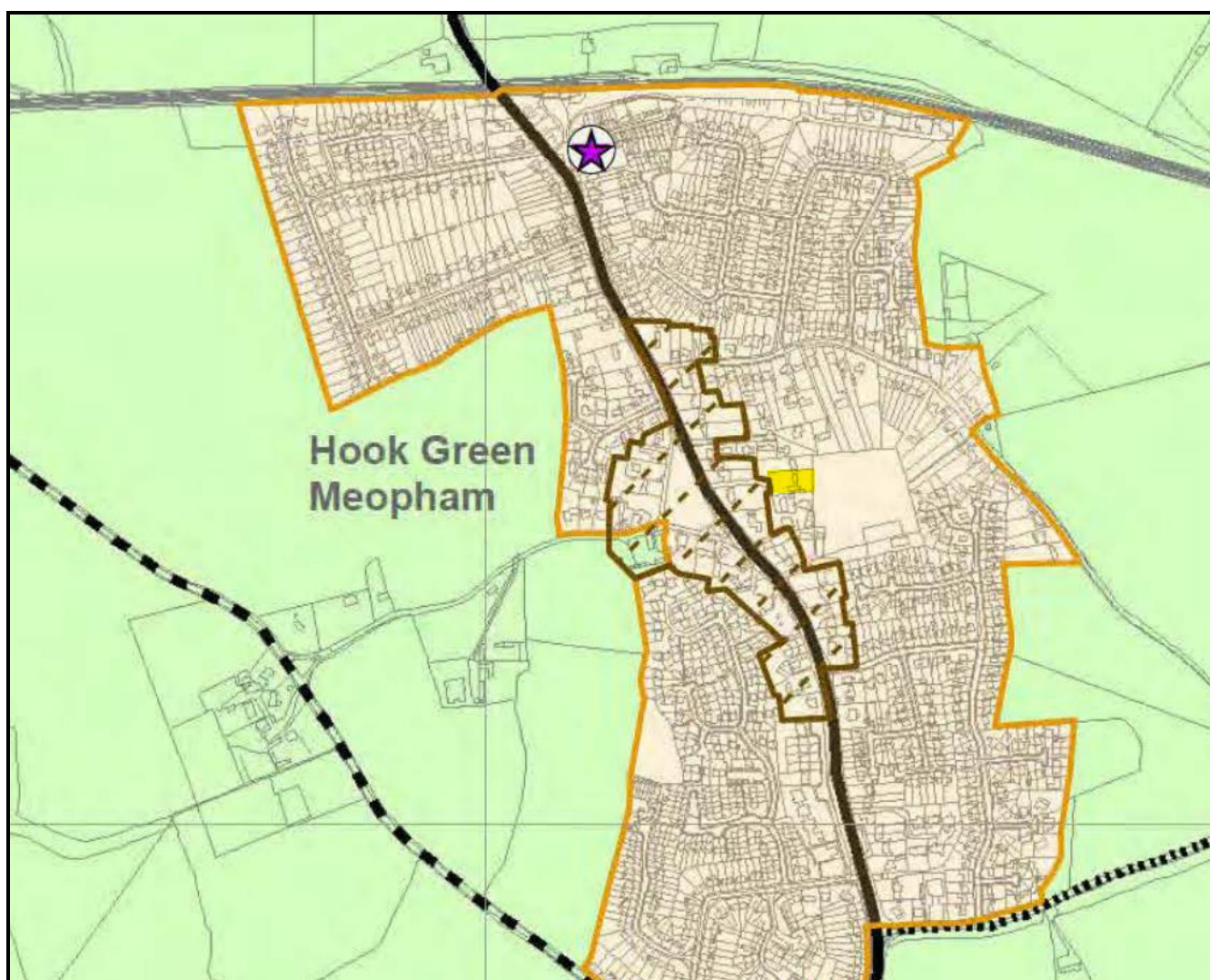
This application is located inside a rural settlement inset from the Green Belt., where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development.

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), Conservation Area, Amenity of Future Occupiers and, Residential Amenity of neighbours.

As this scheme has previously been considered acceptable, the only consideration for this application is whether the changes proposed from that approved scheme would be acceptable. In this case the change proposed would be alteration of the cladding at first floor. The approved scheme allowed tile hanging to the first floor. The proposed scheme would change this to a timber featheredge boarding.

Design, Character and Appearance

This dwellinghouse is located in a Rural Settlement inset from the Green Belt. As such the area is residential in nature. However, its character is mixed rural and residential given the communities isolated nature amidst the wider Green Belt. It is also noted that the edge of the Hook Green Conservation Area is located to the west side of the plot. The below map taken from the Local Plan Core Strategies Map (Page 9), shows the Conservation Area outlined and hatched in brown and the Rural Settlement inset from the Green Belt outlined in orange. The subject property has been additionally highlighted.



Given the proximity of the property to the Hook Green Conservation Area, greater weight should be given to the impact of the development on the character of the area, and it would be expected that the design and finish of the development would be of a high quality to respect the high-quality environment of the wider locality.

It was evident during the site visit that scaffolding has been erected and the proposed garage had been partially erected as per the below photograph.



Site photo taken on 5th August 2024

For clarity the approved and proposed elevations (Not to Scale), are shown below:

Approved Elevations (Not to Scale):



Proposed Elevations (Not to Scale):



On balance, the proposed development would comply with the requirements of Policy CS19 and CS20 of the Core Strategy 2014, Saved Policy TC3 of the Gravesham Local Plan: First Review (1994) and Section 12 and 16 of the NPPF (2023), Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in terms of design, character and appearance and impact on the Conservation Area.

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 changes would not alter the layout of the proposal, internally or externally and so there would be no impact on the amenity of future occupiers as a result of the change proposed.

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.

The proposed change relates only to the external materials of the building, which would not impact the amenity of residential neighbours.

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

Conclusion & Recommendation

The proposed change to this scheme, relates only to the cladding on the first floor. The change is considered to comply with all relevant national and local planning policies. As such, the recommendation is to approve the application to vary the consent.

Condition Changes

Condition 1 relates to the standard time limit for works to begin. This condition is no longer relevant as it was evident during the site visit that works have begun. This condition will be removed.

Condition 2 will become condition 1 and relates to the approved plans. The condition will be updated to reflect the amended plans approved as part of this application.

Condition 3 will become condition 2 and relates to the approved materials. It will be amended to require all materials to match the existing dwellinghouse, with exception to the first floor cladding as approved as part of this application.

Condition 4 will become condition 3 and relates to requirement to obscure/fix shut windows. This is still relevant and will be retained.

Condition 5 will become condition 4 and related to requirement to provide cycle storage details. This is still relevant and will be retained. However, this condition required details to be supplied and approved prior to above ground works. It is evident that above ground works have begun and the condition has not been

discharged. Therefore, a 3 month time limit will be applied to discharge this condition.

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

Case Officer:	Mrs Lisa Fisher	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	2nd September 2024	Dated:	3rd September 2024