

# Delegated Report

## *Householder Planning Application*

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| <b>Application No:</b> | 20211035                                                                                                          |
| <b>Location:</b>       | Beechcroft, Wrotham Road, Meopham, Gravesend, Kent, DA13 0AQ                                                      |
| <b>Description:</b>    | Erection of a single storey side extension to front, single storey rear extension and first floor rear extension. |
| <b>Applicant:</b>      | Mr And Mrs Oakley                                                                                                 |
| <b>Site Visit:</b>     | N/A Desktop Assessment                                                                                            |

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### Submitted Documents/Plans

Application Form - dated 11/08/2021;  
Drawing no. 001 - Site Location Plan (scale - 1:1250);  
Drawing no. 002 - Existing Floor Plans;  
Drawing no. 003 - Existing Elevations and Section;  
Drawing no. 004 - Proposed Floor Plans;  
Drawing no. 005 - Proposed Elevations;  
Drawing no. 006 - Proposed Section;  
Drawing no. 007 - Proposed Block Plan (scale - 1:500).

### Relevant Planning History

No relevant planning history.

### 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

#### Gravesham Local Plan: First Review (1994)

- P3 - Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

#### National Planning Policy Framework (2021)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving sustainable development and well-designed places

#### Supplementary Planning Guidance

- SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 - amended June 2020;
- SPG 4 - KCC Parking Standards (2006)
- Gravesham Landscape Character Assessment (2009)
- Householder Extensions/Alterations Design Guide SPD (2021)

### **Consultations, Publicity and Representations**

#### Consultees

*Kent County Council Heritage* - The site lies within an area of multi-period archaeological potential. I consider it unlikely, however, that these proposals adjacent to the existing dwelling will have a significant archaeological impact and have no further comments to make in this case.

*Meopham Parish Council* - No objection

*Dickens Protection Society* - The society notes there are a number of elements to the application and the proposed front/side extension appears to be very close to the boundary of the adjoining property.

#### Neighbouring properties

A notice was displayed on site 1<sup>st</sup> October 2021.

In addition, five surrounding properties were consulted and no representations were received. The consultation period expired 29<sup>th</sup> October 2021.

### **Officer's Analysis**

#### Design, Character and Appearance

Beechcroft is a two storey detached property located on the eastern side of Wrotham Road. It forms one of three matching properties, each have gable roof designs, single storey flat roof front garage projections, and have half-wing two storey projections at the rear. The property has an existing conservatory at the rear and a single car access up to the driveway and garage.

This application proposes the erection of a single storey side extension to the front garage projection, the erection of a two storey rear infill extension to the half-wing and a part width single storey rear extension. The front extension will be similar to that undertaken by the neighbour at the Sparrows (see image below):



### Amenity of Future Occupiers

The development will safeguard the amenity of future occupiers. The garden area, post-development, has a depth of 39m and an area of 430m<sup>2</sup> (approx.) which accords with Gravesham's Residential Layout Guidelines (2020) for a four bedroom dwelling. In addition, the rooms will receive adequate natural light and are compliant with the RLG in terms of floor space. Therefore, the application safeguards the amenity of existing and future occupiers in accordance with Policy CS19 (LPCS).

### Neighbouring Amenity

The proposed development is not considered to impact on the amenity of neighbouring properties in terms of loss of light, overlooking, sense of enclosure or outlook. The side extension will be constructed close to the boundary with 'Sparrows' but will cause no encroachment. The two storey extension is an infill at the rear and no flank windows are proposed.

Overall, the amenity of neighbouring properties will be safeguarded in accordance with Policy CS19 (LPCS).

### Parking and Highways

There are no parking or highway issues with this proposal. The garage door will be widened and maintained as a space for vehicular parking, however the depth of the proposed garage is substandard for a modern vehicles to park at 90degrees to the entrance. Nevertheless, the size of the space does mean that vehicles can park within the garage at an angle, and there is sufficient space on the driveway of parking in accordance with adopted Kent County Council parking standards (SPG4) (2006).

### Any Other Material Planning Considerations

*Impact on the Landscape* - In addition to being inset from the Green Belt the property is situated within the Meopham Downs Landscape Character Area. This area is characterised by gently undulating topography with a mix of arable and pasture farmland, three large settlements located along the A227 and traditional architecture surrounding village greens providing local vernacular.

Policy CS12 of Gravesham Core Strategy (2014) 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.

It is not considered that the development proposed would have any impact on the landscape due location of the site being within the rural settlement.

### **Conclusion**

The application has been fully considered and is in accordance with local and national planning policy.

The extensions are not excessive in size or bulk, respect the scale of the main dwelling and will be finished using matching materials. There will be no harmful impact on the amenity of either future occupiers or neighbouring properties, the development is acceptable in terms of highway policy and will not alter the Meopham Downs Landscape Character Area.

As such, it is recommended that planning permission is granted.

### **Recommendation**

Permission – subject to conditions.

(For detailed conditions and informatives, see draft Decision)

|                      |                                                                                   |                     |                                                                                     |
|----------------------|-----------------------------------------------------------------------------------|---------------------|-------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Mr Ethan Bonthron                                                                 | <b>Team Leader:</b> | Miss Faye Hobbs                                                                     |
| <b>Signed:</b>       |  | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 11 <sup>th</sup> November 2021                                                    | <b>Dated:</b>       | 12 November 2021                                                                    |