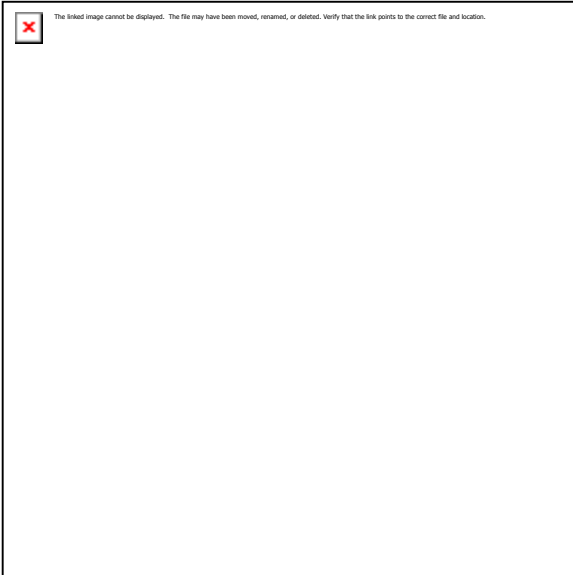




Delegated Report

Householder Planning Application

Planning Application No: 20220239

Location: 3 Lilac Place Meopham Gravesend Kent

Description: ****REVISED DESCRIPTION****
Application for variation of condition 2 attached to planning permission reference no. 20180036 for the erection of a single storey rear extension to form larger kitchen/dining room and a wet room; to allow the approved drawing no MAD-360-04 be replaced with the amended elevational drawings to reduce height of extension.

Applicant: Mr D Sparks

Site Visit Date: Desk top

Submitted Documents/Plans

- Application form;
- Site Location Plan;
- Drawing no. DS/KL/001 – Height Comparison;
- Drawing no. DS/KL/002 – Proposed Elevations; and
- Planning Statement

Relevant Planning History

Application No.	Description	Status	Decision
20180036	Erection of a single storey rear extension to form larger kitchen/dining room and a wet room.	Permitted	18.05.2018

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- 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)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed 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)
- Gravesham Landscape Character Assessment (2009)
- Householder Extensions/Alterations Design Guide SPD

Consultations, Publicity and Representations

Consultees

GBC Highways Officer

There are no highway implications, I have no objections.

KCC Heritage

Thank you for consulting us on this application. I have no comments to make in this case.

Meopham Parish Council

No objection.

Neighbouring properties

15 surrounding properties were consulted with an overall consultation expiry date of 31 March – three responses were received and are summarised below:

- The original plans approved were acceptable;
- Extension is still too high;
- Outlook is now a huge wall rather than lovely trees;
- Extension is unusually visible;
- Impacts on outlook of neighbours;
- If it were lowered in line with the height of the neighbouring properties extension it would not have this unsightly impact;
- Summary of the planning and enforcement history;
- 4m rule should apply to houses as very few bungalows are built complying to this eaves height;
- The screening of neighbours by existing trees and vegetation is indiscernible;
- Although no. 4 Lilac Place has had an extension recently permitted but no. 4 is overlooked by houses and an extension would not be visible on the approach from Lilac Place;
- Queries lowering of the roof height necessitating removal of two side windows as surely no side windows would have been allowed on the west elevation;
- The extension height appears to be much higher than the front of the bungalow;
- Questions how many retrospective applications can be submitted.

Officer's Analysis

Planning permission was granted in May 2018 for erection of a single storey rear extension to form larger kitchen/dining room and a wet room under ref. 20180036. The applicant constructed an extension which was not in accordance with the approved plans and was greater in height. Through Planning Enforcement involvement the height of the extension has been reduced by the applicant and it is this new height which is being applied for in this application.

Approved – 20180036

Height – 2.6m near eaves and 3.1m at rear
Depth – 5m
Width – 11.2m;

As originally built (not in accordance with approved plans)

Height – 3.5m at eaves and 4.2m at rear
Depth – Same as approved
Width – Same as approved

Proposed and as now built - 20220239

Height – 3.1m at eaves and 3.7m at rear
Depth – Same as approved
Width – Same as approved

Design, Character and Appearance

The extension as originally built was not in accordance with the approved plans. It extended fairly high up above the eaves line and was not particularly good design. This application and the extension as proposed and now built sits just below the eaves level and is therefore much improved in terms of design. The character and appearance of the extension as now built and proposed would respect the scale and character of the host dwelling. The reduction in height and its position at the rear of the property results in no issues regarding impact on the streetscene or surrounding area. In respect of design, character and

appearance the proposal is considered compliant with Policy CS19 (LPCS).

Amenity of Occupiers

The deviations relate to the height of the extension, the depth and width have not changed from that approved therefore there are no issues regarding garden size. In respect of the amenity of occupiers the proposal would be compliant with Policy CS19 (LPCS).

Neighbouring Amenity

The extension would be higher than that approved in 2018 by 500mm. The height as now built and as proposed would be 3.1m – 3.7m. Due to the distance to the surrounding properties from the extension, the scale of the development which is 3.7m at its highest point and taking into account the applicant could construct an extension up to 4m in height under permitted development it is considered there would be no undue harm to the amenity of any neighbouring properties with regards overshadowing, loss of outlook etc. The neighbour representations have been fully assessed in the consideration of this application and do not affect the determination of the application. The impact of the extension is not considered to differ from the original 20080036 permission. The application safeguards neighbour amenity in accordance with Policy CS19 (LPCS).

Parking and Highways

The proposed changes with regards height would not cause any issues regarding parking or highway and there are no issues regarding saved Policy P3 (LPFR).

Any Other Material Planning Considerations

Impact on the landscape - In addition to being within the Green Belt, the application site is located within 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 considered that this single storey extension to the rear of the property will not have any detrimental impact on the landscape due its location within the rural settlement.

Conclusion & Recommendation

This minor material amendment application is considered compliant with local and national planning policy and permission is recommended.

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

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	29th April 2022	Dated:	05 May 2022