



Delegated Report

Application for Variation of Condition

Application No: 20220265

Location: Graveney Lodge, Wrotham Road, Meopham, Gravesend, Kent, DA13 0AQ

Description: Application for a minor material amendment to planning permission reference no 20201100 for the erection of a single storey dwelling house; to replace drawing numbered 2160.04A (Proposed Floor Plan) with drawing numbered 21/0529/14A (Proposed Ground Floor Plan - Option 2); and the following drawing numbered 21/0529/13A (Proposed Basement Plan - Option 2); Addendum to Arboricultural Impact Assessment and Method Statement (ref-CAS/2021/127).

Applicant: Mr & Mrs Winstone

Site Visit Date: Desktop assessment

Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Application form;
Covering letter dated 7 March 2022;
Addendum (dated 04/03/2022) to Arboricultural Impact Assessment and Method Statement (Ref. CAS/2021/127)
Drawing no. 21/0529/13 Rev. A (Proposed Basement Plan. Option 2);
Drawing no. 21/0529/14 Rev. A (Proposed Ground Floor Plan. Option 2);
(All received 11 March 2022.)

Relevant Planning History

<u>Application No.</u>	<u>Description</u>	<u>Status</u>	<u>Decision</u>
20201100	Erection of a single storey dwelling house.	Permitted	25.08.2021
20170632	Erection of a two storey 5no. bedroom dwelling with associated access drive and car parking.	Appeal against non-determination dismissed	25.06.2018
19900732	Outline application for erection of a dwelling, construction of access drive and alteration to a vehicular access onto a classified road.	Refused Appeal dismissed	22.02.1991 28.10.1991
19890310	Outline application for erection of 2no. detached dwellings	Refused	23.06.1989

	construction of access drive & formation of vehicular access onto a classified road		
19880041	Outline application for erection of 3 no detached dwellings, construction of access drive and formation of vehicular access onto a classified road.	Refused Dismissed at appeal	06.04.1988 27.02.1989
19860814	Retention of additional vehicular access and widening of existing vehicular access	Refused Allowed at appeal	14.01.1987 13.07.1987
19860714	Outline application for the erection of two houses with garages	Refused	10.11.1986

Development Plan

Gravesham Local Plan Core Strategy 2014

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS14 – Housing Type and Size
- CS15 – Housing Density
- CS18 – Climate Change
- CS19 – Design and Development Principles

Saved Policies in the Gravesham Local Plan First Review 1994

- T1 – Impact of Development on the Highway Network
- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF 2021 sets out that those 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.

Other Material Considerations

National Planning Policy Framework 2021

- Section 2 – Achieving sustainable development
- Section 5 – Delivering a sufficient supply of homes
- Section 9 – Promoting sustainable transport
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance (SPG)

- SPG2 – Residential Layout Guidelines (2020)
- SPG4 – KCC Parking Standards (2006)
- Gravesham Landscape Character Assessment (2009)
- Technical Housing Standards – Nationally Described Space Standards (2015)

Consultations, Publicity and Representations

Meopham Parish Council

No objection.

KCC Heritage

There are no archaeology comments.

Neighbouring properties

The application has been advertised by individual neighbour letters to 13 properties. The consultation period expired on 4 May 2022.

One letter of representation has been received from a neighbouring property with the following comments:

- This is not a minor material amendment when it looks to increase the accommodation by approximately one fifth. A property of this size does not require a massive plant room/store room/utility room when a utility room was allowed on ground level previously.
- The fire hazard risk is increased with an underground room.
- The basement will require deeper and wider foundations and will impact on trees and vegetation, which contravenes what was previously approved with the Cantia report.
- The dwelling was stated to be well proportioned and adequately sized in the previous application and there is therefore no need for this basement.
- Careful consideration should be given to the content of the previous delegated report and planning permission.

The Local Ward Councillors were also consulted, and no responses were received.

Analysis

Proposal

This application seeks permission for a minor material amendment to planning permission reference no 20201100 for the erection of a single storey dwelling house; to replace drawing numbered 2160.04A (Proposed Floor Plan) with drawing numbered 21/0529/14A (Proposed Ground Floor Plan - Option 2); and the following drawing numbered 21/0529/13A (Proposed Basement Plan - Option 2); Addendum to Arboricultural Impact Assessment and Method Statement (ref-CAS/2021/127).

Condition 2 of planning permission 20201100 states as follows:

The development hereby approved shall be carried out in accordance with the following schedule of approved plans:

Application Form Dated 21/10/2020;

Planning Statement Dated October 2020;

Drawing no. 2160.01 (Site Location Plan);

Drawing no. 2160.02 (Existing Block Plan);

Drawing no. 2160.03B (Proposed Block Plan with Vehicle Tracking) REVISED;

Drawing no. 2160.04A (Proposed Floorplan);

Drawing no. 2160.05A (Proposed East and West Elevations);

Drawing no. 2160.06A (Proposed North and South Elevations);

Supplementary Information - Arboricultural Impact Assessment and Arboricultural Method Statement Reference CAS/2021/127;

*Supplementary Information - Delegated Report for 1 Bonnyacre, Sevenoaks; and
Supplementary Information - Appeal Decision for 20170632.*

Reason For the avoidance of doubt and in the interests of proper planning.

The changes to the relevant drawings and approved documents relate to the inclusion of a small basement under one corner of the approved dwelling, which is intended to provide space for a plant room to house equipment for an air source heat pump system, and space for the potential future installation of battery storage linked to a solar panel installation. It will also provide space for a family storeroom and a replacement utility area with sufficient space for drying of laundry.

An addendum to the original Arboricultural Impact Assessment and Method Statement has also been prepared by the original Arboriculturist to evaluate any impact on the existing mature planting in the area of the proposed basement.

Principle Issues

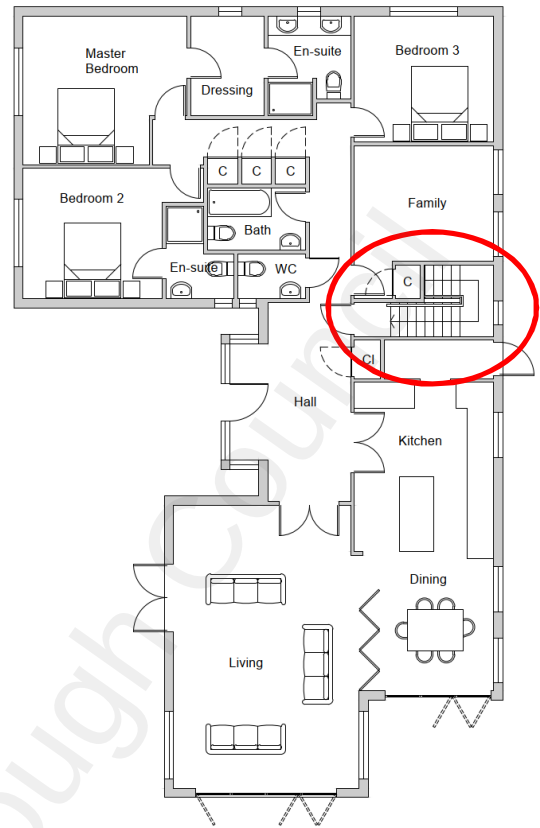
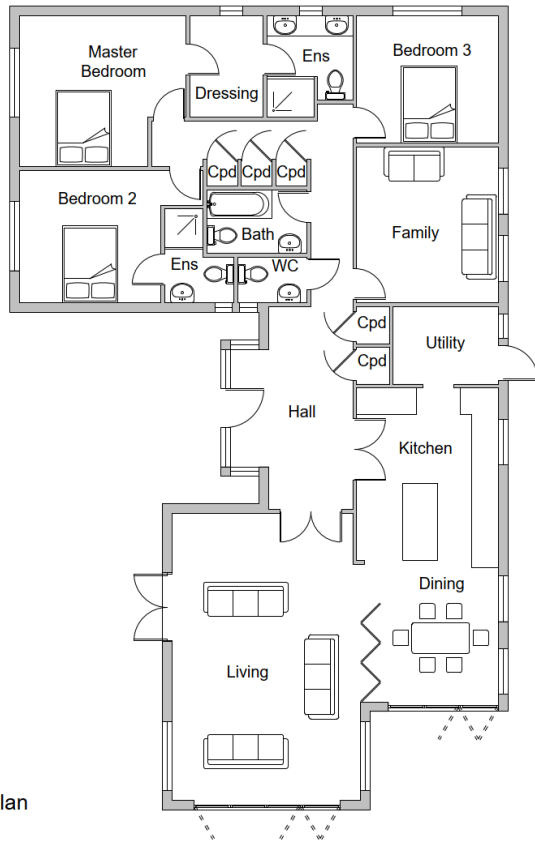
Given the nature of the proposed change, the main issues to consider in the determination of this application are the design of the proposed basement and the resultant impact on the site, including on surrounding trees, and the effect of the proposal on the amenities of existing neighbouring properties and future occupiers.

Design and Character and Appearance of Surrounding Area

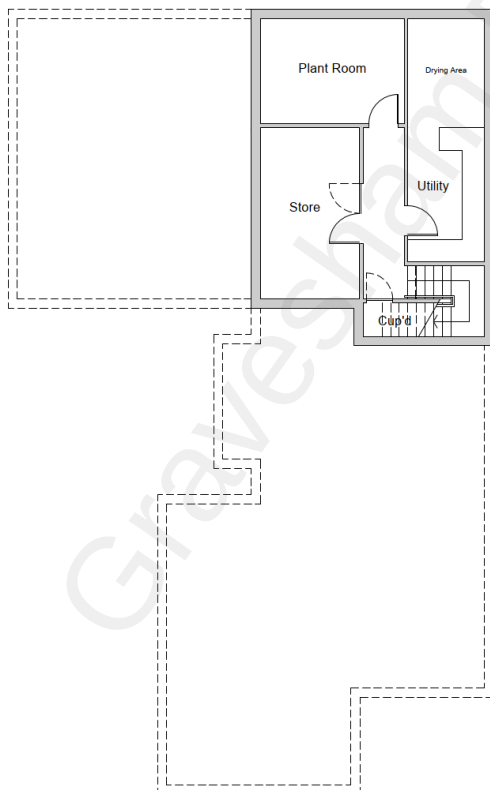
In terms of the appearance of the site and proposed dwelling, there would be no external changes, as the addition of a basement would only include the addition of an internal downward staircase and the basement itself under the north-eastern corner of the single storey building.

20201100 approved floor plan:

Proposed amended floor plan:



Proposed basement:



The revised proposal would not therefore cause any obvious visual changes to the approved scheme, and is therefore considered to be acceptable, and would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 126 and 130 of the NPPF 2021.

Residential Amenity

Similarly, the proposal to add a basement to the approved scheme would have no impact on neighbouring properties as it would be below ground. There would be no resultant impact on light, outlook or privacy to neighbouring properties from such a proposal.

In terms of the protection of the amenity of future occupiers however, it would be considered appropriate to restrict the basement to non-habitable space via an additional condition.

On the basis of the above, the proposal complies with paragraph 130 of the NPPF 2021 and Policy CS19 of the Core Strategy 2014.

Biodiversity

Under the approved application, concerns were raised regarding the existing trees and hedges on the site. There are no protected trees on the site.

A tree report was submitted with the original application, which referenced some root pruning. This was not considered to be crucial in terms of privacy. The recommendations made in the report were conditioned to be observed and adhered to (condition 9), and on this basis the proposal was considered to be acceptable.

The submitted addendum to the approved document Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan (reference CAS/2021/127) sets out that basement will impact on a privet hedge. The amended tree protection plan moves protective fencing closer to the body of the affected hedge and ground protection is stipulated to areas of exposed soil within the root protection areas. The addendum concludes that the robust and vigorous growth habits of privet hedge make it unlikely that the hedge will suffer any detrimental effect due to the construction of the basement. Condition 9 should be imposed as before to follow to the recommendations in the originally approved report, plus those in the submitted addendum, in order to protect and retain the affected hedge.

Conditions

As no other conditions on planning permission 20201100 have yet been discharged, the original conditions on the permission will be re-imposed as originally set out, with the changes discussed above to conditions 2 (plans), 9, and an additional condition relating to the use of the basement.

Conclusion

The proposed alterations to the approved plans are minor and are considered to be acceptable in terms of the design and impact of the extension on the application building and the character and appearance of the surrounding area, and with regards to residential amenity. The proposal would therefore comply with the requirements of Policy CS19 of the Core Strategy 2014, and paragraphs 126 and 130 of the NPPF 2021.

Recommendation:

Approval with conditions.

See draft Decision.

Case Officer: Katherine Parkin	Team Leader: Faye Hobbs
Signed: K. Parkin	Signed: 
Dated: 04/05/2022	Dated: 05 May 2022

Gravesham Borough Council