



Delegated Report

Householder Planning Application

Planning Application No: 20220937

Location: 11 Cheyne Walk Meopham Gravesend Kent

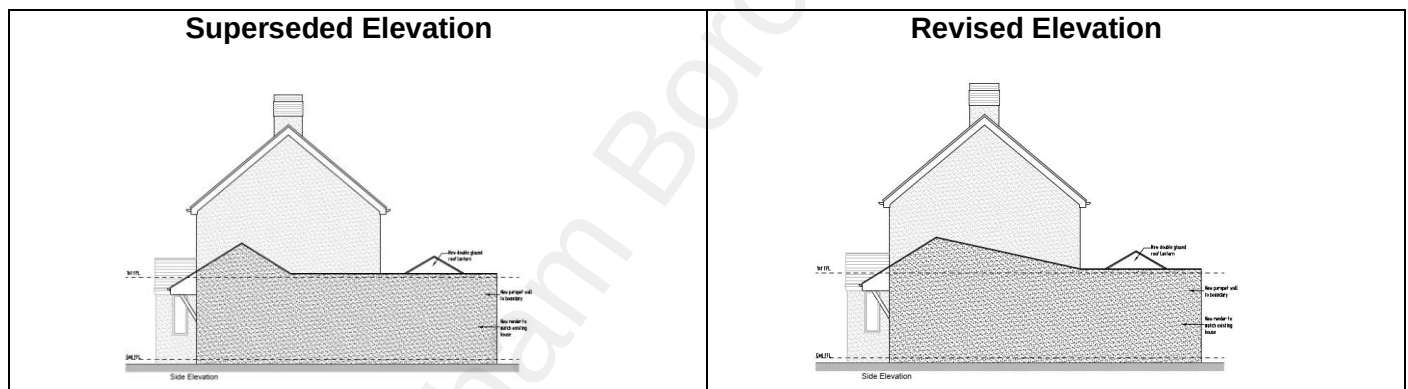
Description: Erection of single storey side and rear extension, new front porch and front elevational changes.

Applicant: Mr & Mrs Usher

Site Visit Date: 20.10.22

Preliminary Matters

The agent provided revised proposed elevations on 18.10.22. The change involved a slight alteration to the side elevation:



At this time, no neighbours had commented on the application, and it was considered that the increase in roof height here would not harm the amenity of surrounding properties or the wider character of the area:

Google Image to indicate the location of the roof increase slight increase will not cause harm:



Submitted Documents/Plans

Application Form;
Drawing No. 001 – OS Plan;
Drawing No. 002 – Floor Plans and Section – Existing;
Drawing No. 003 – Elevations – Existing;
Drawing No. 004 REV E – Floor Plans and Section - Proposed
Drawing No. 005 REV D – REVISED Elevations – Proposed; and
Drawing No. 006 – Block Plan.

Superseded Plans

~~Drawing No. 005 REV D – Elevations – Proposed.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20211073	Demolition of detached garage and erection of a single storey front, side and rear extension.	Withdrawn	04.10.2022

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 (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

- SPG2 - 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

Local Ward Councillors

No comments received.

Meopham Parish Council

No comments received.

GBC – Highways Officer

I have no highway objections, the proposal uses an existing access and car parking will conform to guidance in SPG4.

KCC – Heritage

Although the KCC Heritage Officer was not consulted on this application. Comments from the previously withdrawn application are included below:

20211073 11 Cheyne Walk

The site lies within an area of multi-period archaeological potential. However, it is considered unlikely that these proposals will have a significant below-ground archaeological impact and have no further comments to make in this case.

Neighbouring properties

Four surrounding properties were consulted and one response was received, raising both material and non-material planning considerations which are listed below:

(Please note only the material planning considerations are relevant to this decision)

Material Planning Considerations

- Proximity

Non-Material Planning Considerations

- Structural and maintenance concerns
- Concerns regarding the existing boundary treatment/encroachment
- Drainage

The consultation period expired on 26.10.22.

Officer's Analysis

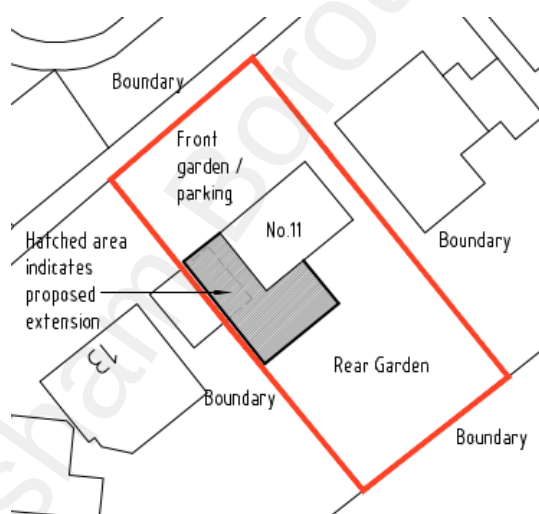
11 Cheyne Walk is a two storey detached property located south east of the highway. The property benefits from an existing driveway with some soft landscaping and a detached garage, located to the front of the property.



Proposed Development

This application proposes the erection of a single storey side extension which would subsume and reorientate the existing garage to be used as an external storage area. In addition, the single storey side extension would wrap round to the rear of the property and would include the construction of a new porch with dual pitched roof, and a canopy roof that is to be installed across the entire front elevation at ground floor level.

Block Plan showing the extent of the development
(broken line indicates existing garage)



The dimensions of the development are listed below:

Wraparound Extension	Porch
• Depth 9.76m (max- not including roof canopy) • Width 3.58m (from the front) • Width 8.37m (from the rear) • Height 3.92m (max) • Height 2.94m (rear element of the extension) • Height 3.48m (rear element of the extension inclusive of roof lantern)	• Depth 1.35m • Width 2.55m • Height 3.35m Canopy Roof • 0.85m Depth/Projection • 1.65m Length (Including support beams) • Width is to span the front elevation and integrate with the new roof of the side extension and the porch



The development will create space for an enlarged hall, an external store, utility room, shower room and

family room.

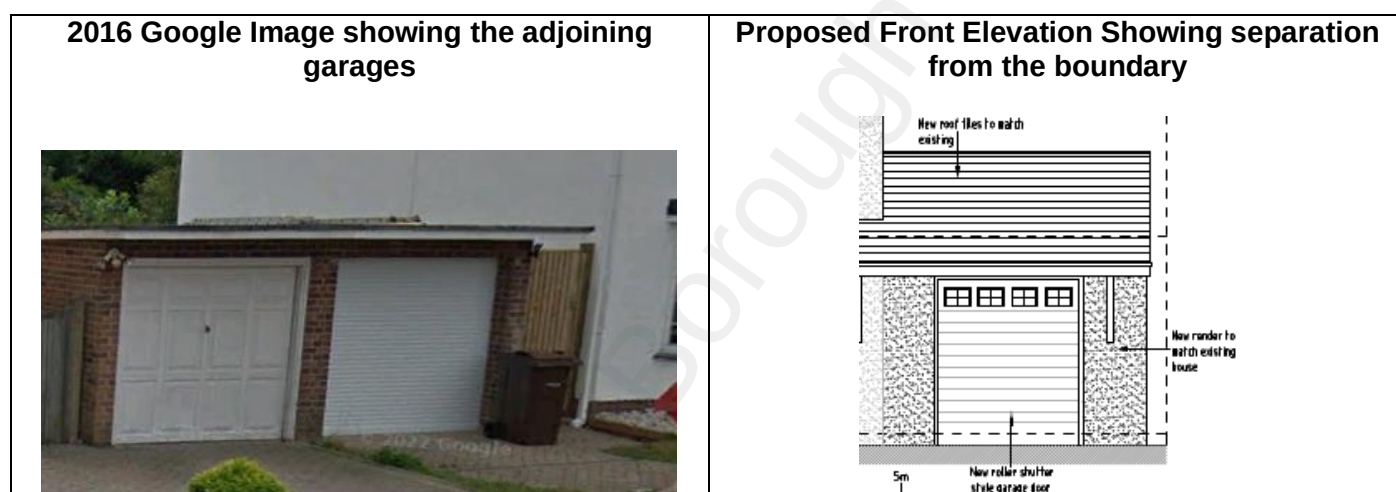
Design, Character and Appearance

Porch

The porch is not excessive in scale and is considered to be subservient and sympathetic in design to the main dwelling. It is noted the proposed windows will not have panelled glass to match the existing dwelling, however the overall frame shape remains the same and this is therefore considered to be acceptable.

Proposed Single Storey Side/Rear wraparound Extension

The existing garage adjoins the boundary and garage at number 13 Cheyne Walk. The proposed single storey wraparound extension would include a separation from the shared boundary wall. This would leave a gap of approximately 0.25m when viewed from the front elevation and 0.15m when viewed from the rear. This separation from the neighbouring garage means the new sloping roof form can be considered visually acceptable. If it were to remain connected to the flat roof garage of the neighbouring property, the differing roof forms would look incongruous.



The extension is not excessive in bulk or height, it will project 3.85m from the existing rear wall, and will essentially infill the space between the existing dwelling and the garage, whilst establishing a new gap from the site boundary shared with number 13. As per Gravesham's Design Guide, Householder Extensions/Alterations Design Guide (Design SPG) (2021), side extensions should generally sit behind the main building line. In the case of this application, the canopy roof at ground floor level has been incorporated into the design to span the width of the frontage which helps to soften the appearance of the extension whilst connecting it to the main dwelling. Therefore, in this instance, it is considered acceptable for the extension to sit in line with the main building line. Furthermore, the extension is shown to be subservient to the main dwelling as it is single storey and is not excessive in height, depth and width. The roof line of the extension will be sympathetic to the existing roof form at the front of the property. Although this does tail off to a flat roof at the rear it is considered that this will be unlikely to be prominently viewed from the public vantage point.

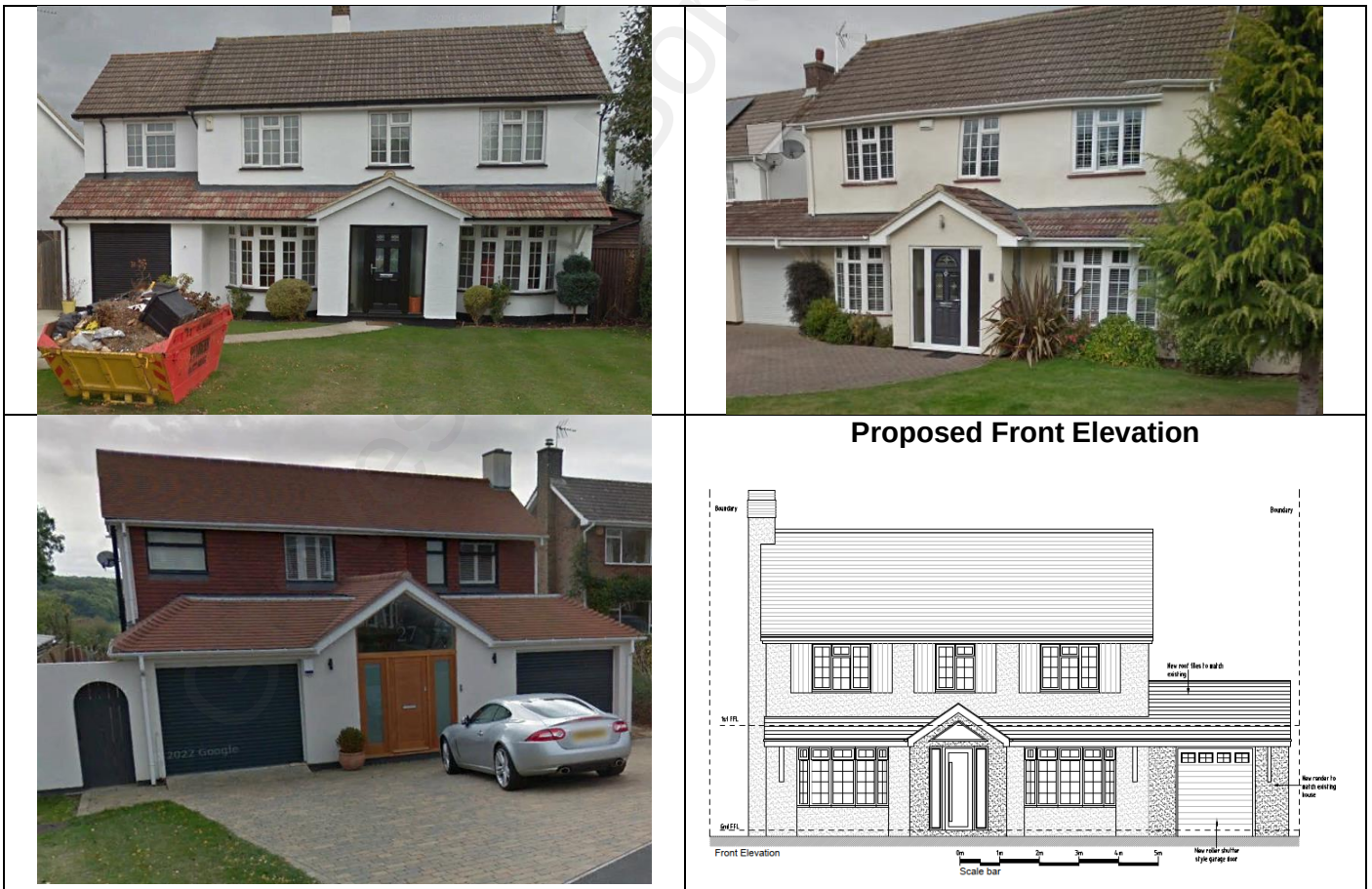
Site photo (below) showing rear roof of the extension is unlikely to be highly visible from the public vantage point



Although it is noted the width of the extension will be greater at the rear, the width of the extension viewed from the front elevation will be less than half the width of the existing dwelling (at 3.58m and 10.21m respectively). On balance, it is therefore considered that the overall extension is subservient to the existing dwelling.

The application form and plans indicate the proposed external materials will match the existing dwelling. This includes UPVC windows, UPVC/Aluminium doors, rendered walls and roof tiles. The window to serve the new shower room is shown as obscure glazed. As such, the proposed materials are considered to be acceptable.

The local area contains a mixture of (mainly) detached properties that vary in design. It was evident that similar development has been carried out in the local vicinity, as indicated by the Google Images below:



As such it is considered that the proposed extensions and alterations would not cause harm to the appearance or character of the street scene.

Roof Canopy

The roof canopy is not excessive in size and the roof tiles will match the existing dwelling. The design is considered to be a positive feature that adds character to the property and softens the appearance of the extensions.

Overall, it is considered the proposed development is in accordance with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

Gravesham's SPG 2 - Residential layout guidelines (RLG) (2020) sets out the minimum garden area and depth requirements post development. For this 3 bedroomed property, the garden area should be 60.00sqm and depth should be 10.00m. The proposed block plans show the garden depth would be approximately 16.70m and area would be approximately 205.38sqm which would therefore comply with the guidance. In addition, the RLG (2020) sets out expected room sizes. The family room is an acceptable size, however at 3.34sqm, the new shower room is slightly below the 3.60sqm required by the guidance. While the room is undersized in regard to the RLG, the proposed shower room only contains a shower basin that takes up significantly less space than a bath, and therefore the space required is reduced. Moreover, an undersized shower room is not sufficient grounds to refuse the application. Therefore, the development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

A neighbour representation has raised concerns regarding the proximity of the development to the shared boundary line, this will be assessed in the below neighbouring amenity section of this report.

It is considered that the proposal is unlikely to result in a sense of enclosure, loss of light, or impact the outlook of neighbouring properties. The porch will serve a hallway meaning privacy won't be compromised by the new windows in the flank elevations of the porch and a new roller shutter style garage door will serve the external store. In addition, there are no windows proposed in the flank elevation of the extension facing number 13. There will be a gap between the extension and number 13 and, as the extension does not span the full width of the dwelling, there will be a gap between the extension and number 9. It is noted that the plans show proposed windows in the flank elevation of the extension facing number 9. However, when visiting the site, a high boundary treatment separates the two properties which will therefore have a screening effect that is beneficial to both neighbours and occupiers. Furthermore, the rear projection of the extension will have a flat roof and not be excessive in height. As such, the proposed development is unlikely to have a detrimental impact on neighbouring amenity and is therefore considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Highways and Parking

The proposal results in the loss of the garage to an external store. However this is mitigated by the existing driveway, and as per Gravesham's Highways Officers comments; *the proposal uses an existing access, and car parking will conform to guidance in SPG4*. Therefore, the proposal is considered to be acceptable in terms of highways and parking in accordance with SPG 4 - KCC Parking Standards (2006).

Any Other Material Planning Considerations

Impact on the Landscape

The application site is located 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 the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is unlikely that the proposed development would have any detrimental impacts on the character of the landscape, by virtue of its location within the rural settlement.

KCC – Heritage

As indicated by the Heritage Officer for a previous, similar proposal; the site lies within an area of multi-period archaeological potential. However, it is unlikely that these proposals will have a significant below-ground archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 3 area, however, the proposal is unlikely to pose an issue with regards to this constraint.

Conclusion & Recommendation

Overall, the proposed development will use acceptable materials, is not excessive in bulk and is considered subservient to the existing dwelling. In addition, the proposal will not have a harmful effect on the character and appearance of the host dwelling or the surrounding area. Furthermore, the application is considered to safeguard the amenity of both future occupiers and neighbours.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Miss Faye Hobbs
Signed:	L Hankin	Signed:	
Dated:	23rd November 2022	Dated:	23 November 2022