



Delegated Report

Householder Planning Application

Application No:	20211585
Location:	3 Cheshunt Close, Meopham, Gravesend, Kent, DA13 0HU
Description:	***REVISED PLAN*** Demolition of existing detached garage and rear conservatory. Erection of single storey rear extension and two storey side extension.
Applicant:	Mrs Samantha Burrluck
Site Visit:	31 st January 2022

Procedural Matters

The application was originally submitted with a large flat roof section, which is contrary to design guidance and planning policy. Due to existing communications regarding the application, the Local Planning Authority informed the applicant of its position and that the proposal was unlikely to be supported.

The applicant arranged for the plans to be revised and the flat roof removed, which improved the design and broke up the perceived bulk of the extension. The revised plan was received 17/02/2022 and a full re-consultation was undertaken on the amended plans.

Submitted Documents/Plans

Application Form - dated 28/12/2021;
Un-number Location Plan - Ordnance Survey Site Plan (scale - 1:1250);
Drawing no. 3CHES-02 - Existing Plans and Elevations;
Drawing no. 3CHES-03 - Rev. A - Proposed Plans and Elevations;
Drawing no. 3CHES-04 - Existing and Proposed Block Plans.

Relevant Planning History

Application No.	Description	Status	Decision
19930732	Erection of first floor side extension to form bedroom and hobbies room.	PERMITTED	17.02.1994

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

- TC2 - Policy for Listed Buildings
- TC3 - Development Affecting Conservation Areas

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
- Section 15 - Conserving and enhancing the natural environment
- Section 16 - Conserving & enhancing the historic environment

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 Householder Extensions/Alterations Design Guidance SPD (2021)
- Gravesham Landscape Character Area Assessment (2009)

The Council has a statutory duty under 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering whether to grant planning permission for development which affects the settling of listed buildings, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Consultations, Publicity and Representations

External Consultees

Meopham Parish Council - No objection to this planning application subject to there being no detrimental impact on adjacent attached garages.

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

Dickens Protection Society - comments related to a different application.

Internal Consultees

GBC Conservation Officer – no comment received.

Neighbouring properties

Seven surrounding properties were consulted on both consultation periods and a number representations were received. The comments received have been separated into the first consultation and the second consultation periods.

First Consultation

An advert was published in the local paper and a notice was displayed on site 31st December 2021.

One representations were received during the first consultation period, which objected to the development. The comment provided the following considerations:

Material Planning Considerations

- Loss of light
- Description/Titling errors on elevation plans

Non-Material Planning Considerations

- Private Issues/Party Wall Issues between neighbours
 - damage to property and garages
 - proximity of new garage to existing garages – no space for maintenance
 - scaffolding/work men using neighbours garden
 - rainwater discharge onto neighbours land

The first consultation period expired 20th January 2022.

Second Consultation

A notice was displayed on site 28th February 2022.

Two representations were received during the first consultation period, both of which objected to the development. One comment wished to reiterate the concerns raised in the original objection (as above), however the second comment was new, and provided the following considerations:

Material Planning Considerations

- Impact on the setting of a Listed Building
- Overdevelopment of the site
- Out of Scale with surrounding properties
- Loss of Privacy/Overlooking

The revised consultation period expired 25th March 2022.

Please note - only the material planning considerations are relevant to the determination of this planning application. The non-material planning considerations raised are private issues and party wall matters to be dealt with by neighbours.

Officer's Analysis

Design, Character and Appearance

3 Cheshunt Close is a detached chalet style bungalow located on the southern side of the highway. The property has previously been extended to the side/rear by two storeys, it has a conservatory at the rear and a detached garage to the front. The garage forms one of a block of three attached units, two of which are owned by no.1 Cheshunt Close.



This application proposes the demolition of the garage and conservatory, and the erection of a two storey side and single storey rear extension. The garage demolition will remove the applicants garage from the block, while the neighbours garages will be retained.

The single storey rear extension will have a flat roof, with the following dimensions:

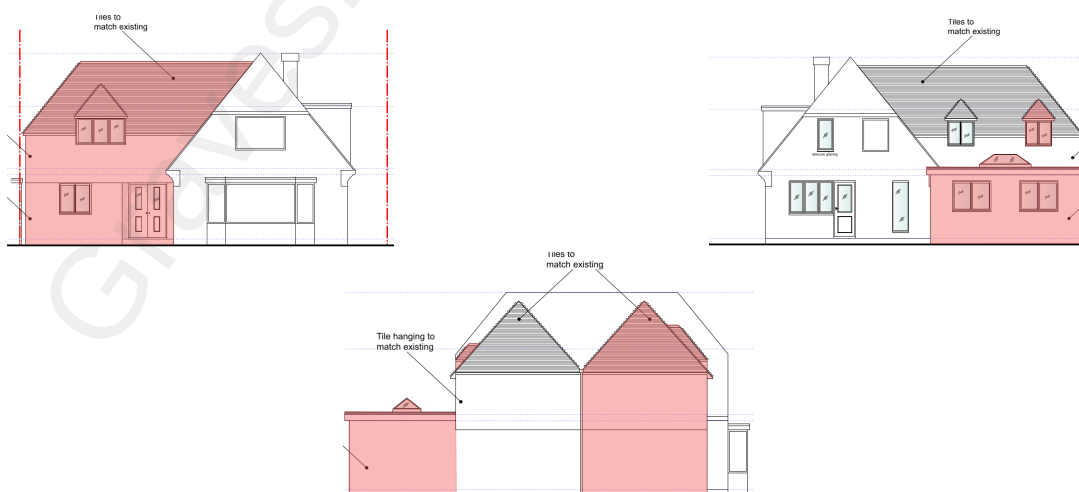
- Depth - 3.78m
- Width - 5.788m
- Height - 2.95m

There will be a roof lantern window central on the roof of the extension to provide additional light into the room. In addition, there are two rear facing windows and a set of bifold doors on the side elevation. The side extension is not excessive in size or bulk, will be finished in matching materials to the main dwelling and is acceptable in terms of design.

The two storey side extension will adjoin the existing east-west extension to the property. It will have a matching roof form with a hipped edge and pitched roof, creating an M shape form with a central valley gutter. The extension will have the following dimensions:

- Depth - 4.7m
- Width - 5.55m
- Height (max) - 6.87m
- Height (eave) - 4.25m

The side extension is subservient in height and set back from the front elevation of the original dwelling, the design will mirror the existing extension and is not excessive in size or bulk. The bulk has been reduced by removing the flat roof element and creating an M shape form with a valley gutter. There will be a new dormer window constructed on the existing rear extension and one on the front of the new extension. One flank velux window is proposed on the western roof slope of the original dwelling.



A neighbour representation was received which commented on the proposed extensions being overdevelopment and out of scale with the surrounding properties. It is acknowledged that the proposed

extensions, along with the existing extension, will increase the scale of the property significantly above the original dwelling. However, the property is not located within an area, such as the Green Belt, where policy restrictions dictate the scale of extensions. Moreover, the design of the extensions have been carefully considered to ensure subservience and reduce bulk. As such the proposed extension is not considered to be overdevelopment. In terms of the proposal being out of scale with surrounding properties, although large the way that the extensions will be read from the street scene will not appear to be out of scale or significantly larger than other extended properties within the street scene.

The development will create space on ground floor a tv/games room, a study, a utility room and an open plan kitchen/living/diner. At first floor the extension will create space for a new master bedroom and ensuite, a new family bathroom, as well as enlarge other bedrooms.

There are discrepancies within the supporting documents regarding the proposed materials. The application form states that the extensions will be rendered and cladded, however the proposed plans are annotated to match materials to the existing property. Within the street scene there are a number of matching chalet style properties, all of which are finished in traditional tiles and facing brickwork. While it is acknowledged that some other properties are part rendered, these are of a different style and not directly relevant to this proposal. Given the discrepancies and the established character of the chalet style properties within the street scene, a condition will be attached to the decision notice which specifies that the materials must match the original dwelling.

Overall, the extensions hereby proposed are considered to be well designed, are no excessive in size or bulk and will be finished using matching materials to the main dwelling. There will be no adverse impact on the street scene and the extensions are considered to assimilate well with the property. As such, the proposal is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2021).

Lastly, a neighbour representation expressed concern that the proposed development would harm the setting of a listed building. The adjoining property to the rear, the White House, is a Grade II Listed Building. Although the application site adjoins the Listed Building, the development proposed is not considered to have an impact on its setting, given that only extension to the rear is a single storey projection and a small dormer window. The larger side extension is located towards the front of the application property and will not be viewed against the setting of the Listed Building. As such, the proposal would not cause harm to the Listed Building and is in accordance with policy.

Amenity of Future Occupiers

The development will safeguard the amenity of the future occupiers. The extension will retain five bedrooms within the property, all of which accord with Gravesham's Residential Layout Guidelines (RLG) (2020) for either a single or double bedroom. No furniture has been annotated on the plan to define how the rooms will be used and therefore it is considered acceptable.

In terms of the garden, the single storey extension is slightly larger than the existing conservatory, however the area accords with the recommended amenity area for a five bedroom property in the RLG with maximum depth of 14.5m and an area of 148.7m². Furthermore, all rooms provided accord with those set out in the RLG. Therefore the proposal is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The proposed development is not considered to have any adverse impact on neighbouring amenity in terms of outlook or sense of enclosure. Given that the application site is detached and the extensions will not be constructed close to any neighbour there will be no impact on outlook or any sense of enclosure.

There were some neighbour representations received regarding potential loss of light and overlooking. Similarly to the assessment above, the development will not result in any overshadowing due to the

property being detached and located some distance from the nearest neighbour. In addition, the subservience of the extension to the main ridge and creation of a M shaped roof form will limit the shadows created by the development.

In regard to overlooking, the proposed extension will introduce one flank velux window on the roof slope of the original dwelling which will face the side of the neighbour and as it is a velux, it will not impact on privacy. There are no flank windows proposed on the side extension. At the rear one new dormer window will be constructed, this window is approximately 23m from the flank elevation of the property adjoining at the rear. The property to the rear is at an angle with the application site, with the habitable window located towards the front and not the application site. These front windows are at an obscure angle and are not considered to be overlooked. Nevertheless, there are existing rear windows on the application site and will only be increased by one as a result of this development, as such the impact created by the single dormer window is not considered harmful to the amenity of neighbouring properties.

Overall, the development hereby proposed will safeguard the amenity of adjoining properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

There are no parking or highway issues related to this proposal. Although the garage will be removed as part of the development, given that the access was undersized and not fit for most modern vehicles and that there is sufficient space for off-street parking, the proposal is in accordance with adopted parking guidance (SPG 4) (2006).

However, the current parking area is a gravel driveway which is contrary to highway guidance. According to KCC guidance loose materials are not acceptable for the construction of drives as it means stones/chippings can be dragged out onto the highway causing a hazard of flying debris or in extreme instances loss of grip causing a skidding hazard. Therefore, a condition will be attached to the decision notice to ensure that details of hard landscaping are submitted and approved in writing by the Local Planning Authority prior to the first occupation of the development.

With the condition relating to hard landscaping and the driveway being formed of bound materials, the proposal is considered acceptable in terms of highway and parking.

Any Other Material Planning Considerations

Impact on the Landscape - the 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 (LPCS) 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.

The development is not considered to result in any harm to the Meopham Downs Landscape Character Area, by virtue of the properties location within the rural settlement.

Impact on Biodiversity - prior to this application being submitted a substantial amount of planting and soft landscaping was removed from the frontage of the property (see comparison photographs below). With the extension and hard landscaping condition for the driveway, the proposed dwelling could have a significant urbanising impact on the street scene. Section 15 of the NPPF states that development should result in a biodiversity net gain. Although the development results in a loss of biodiversity, a condition will be attached to ensure that details of soft landscaping are submitted and approved in writing by the Local Planning Authority. This will ensure that some biodiversity is retained and that the impact of the extension on the street scene is softened by planting.



Conclusion

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

Due to amendments to the original submission, the proposed extensions are not excessive in size or bulk, are subservient to the main dwelling and will be finished in matching materials. There will be no harm to the street scene or setting of the Listed Building. The amenity of both future occupiers and neighbouring properties will be safeguarded, there are no parking or highway issues and the character of the landscape will be maintained.

As such it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	28 th March 2022	Dated:	28 March 2022