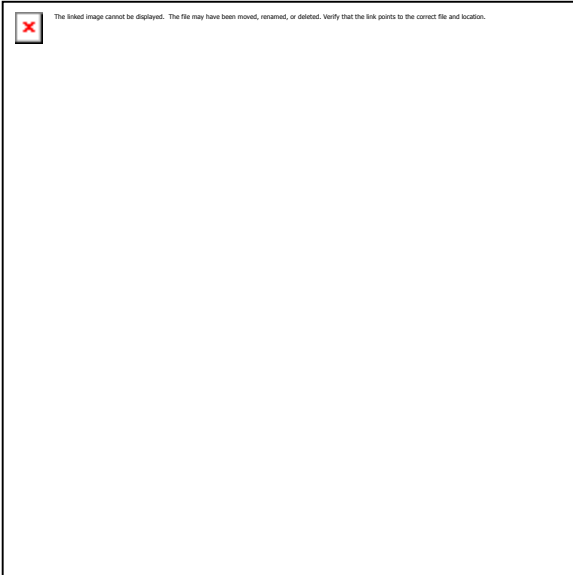




Delegated Report

Householder Planning Application

Planning Application No: 20220434

Location: 10 Huntingfield Road Meopham Gravesend Kent

Description: Erection of single storey rear and side extension and Erection of a detached garage.

Applicant: Dr Mel Moss

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

- Application Form;
- Drawing No: A103 (Existing Proposed Block Plans and Site Location Map);
- Drawing No: A102 (Proposed Plans and Elevations) and;
- Drawing No: A101 (Existing Plans and Elevations).

Relevant Planning History

No relevant planning history

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

- 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);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Meopham Parish Council

“No objections”

KCC Heritage

No comments received.

GBC – Highways Officer

“I cannot see any highway implications, as there are no changes that would be considered relevant as there is no change in car parking requirements as a result of development.

The new garage/store would not appear to conform to the preferred size recommendations in SPG4 of 3.6 metres x 5.5metres, or even possibly a minimum internal width of 2.9 metres by 5 metres deep to be considered suitable as a garage. But it is not required as a garage.

I would recommend the removal of the word garage from the description and just call it a store, which some smaller vehicles can be parked in.”

Neighbouring properties

The application was advertised by way of letter to six surrounding properties, the consultation period expired on 16/05/2022 and no comments were received.

Analysis

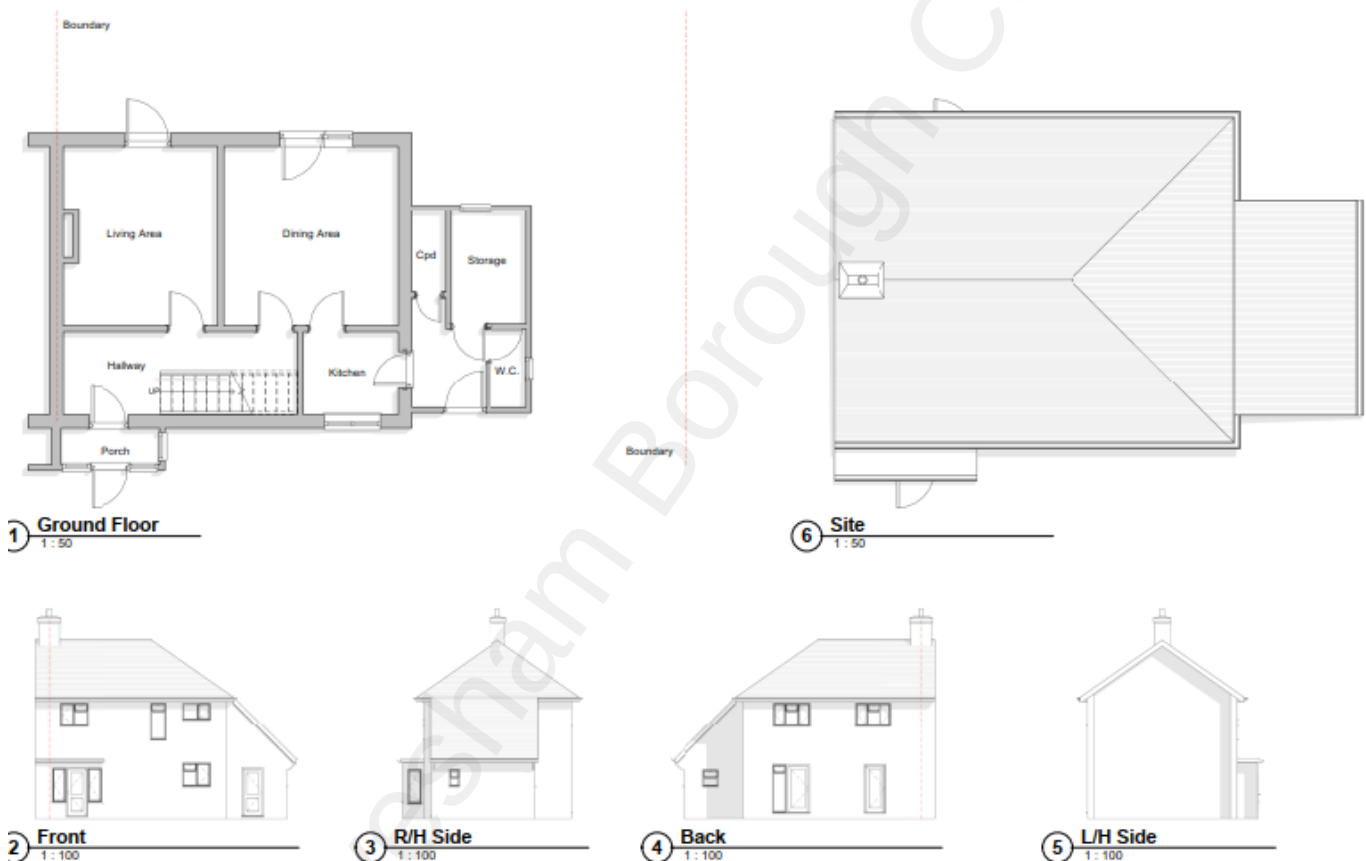
Proposal

The proposal seeks the erection of single storey side and rear extension and the erection of a detached garage.

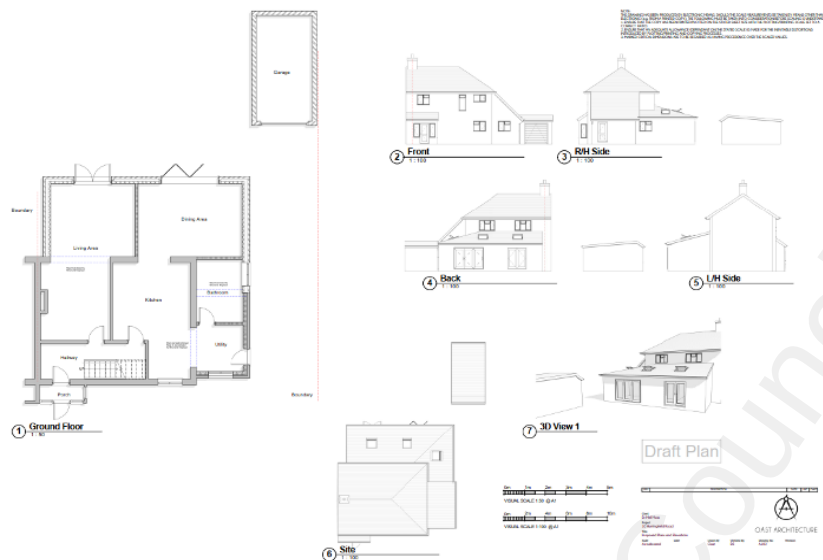
The single storey side and rear extension will form an “L” shape and will wrap around. The extension will project 4m from the rear elevation and span approx. 10m, the side extension will infill the remaining area between the existing side elevation and rear extension. The extension will be finished with a mono pitched roof which will be hipped on the south eastern corner.

The extension will include two roof lights in the rear elevation and one roof light in the side elevation. There will also be double doors in the rear elevation as well as a bifold door. In the side elevation there will be the installation of a window to serve a newly formed bathroom and the existing w/c window will be replaced with a door to serve a utility room. The front elevation will also under go a change to the existing fenestration with a door being replaced with a window which will serve a utility room.

Existing Plans/Elevations



Proposed Plans/Elevations



The detached garage will be situated behind the dwelling and will be finished with a false pitch roof which will have a maximum height of 3.0m. The extension will have a depth of approx 5.7m and an external width of approx 3.1m. The extension will include a roller door in the front elevation to allow for access.

Character and Appearance

The application site is a two storey semi detached house in use as a single family dwelling which is situated in a rural settlement which is inset from the greenbelt and in a Landscape Character Area. The property has a detached garage which is set behind the house and is accessible via a side drive.



The proposed extension to the main house will mirror that of what has been erected at No.12 Huntingfield Road so it is not considered to be an out of character addition. The extension to the rear of the house will not be visible from a public vantage point and is therefore not liable to harm the character and appearance of the main streetscene. In terms of scale this extension is subordinate to the host dwelling and acceptably designed with a mono pitched roof.

The proposed changes to the front will only result in some changes to the fenestration, again the secondary front door will be replaced with a window which the adjoining semi has also done. This element of the proposal is considered acceptable.

The proposed detached garage is acceptable in terms of scale, siting and design and so this element of the proposal is also acceptable.

In terms of design, character and appearance the proposal is deemed acceptable and compliant with CS19 of the Local Plan Core Strategy 2014.

Amenity of Future Occupiers

It is evident that post development there will be sufficient amenity and so the proposal is considered to safeguard the amenity of future occupiers.



Neighbouring Amenity

The proposal is not liable to impact the privacy, outlook or light levels of the adjoining property as the proposal will mirror the existing extension at No.12 Huntingfield Road.

The property known as No.8 Huntingfield Road has some existing windows in its flank elevation which face the application site. It is not clear what these windows serve. The application site currently has a small window in its flank elevation which serves a w/c however post development the proposal shows a door which will serve a utility room and a larger window which will serve a bathroom. In order to maintain neighbouring privacy the window serving the bathroom will be conditioned to ensure that it is obscure glazed and top hung. In terms of the door serving the utility room, it is not considered that this will detrimentally impact privacy as it is not serving a habitable room.

In terms of light and outlook the proposed extensions are set away from No.8 and so they are not considered to impact light and outlook levels to this property. The proposed garage is also not liable to impact neighbouring amenity as it is similar to what is already in place.

The proposal is therefore considered to adequately safeguard the amenity of neighbouring properties.

Parking and Highways

The proposed development won't affect existing parking arrangements however the proposed garage is not fit for purpose as a garage and is most likely to be utilised as a storage area as stated by the highways officer. The application site will have adequate on road parking post development and so there are no concerns in this regard.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within Meopham Downs Character Area, as set out in the Council's Landscape Character Assessment document.

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 considered that this development would not be detrimental to the Meopham Downs Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	6 th June 2022	Dated:	6th June 2022