



Delegated Report

Householder Planning Application

Planning Application No: 20221162

Location: 48 Ediva Road Meopham Gravesend Kent

Description: Erection of a single storey rear extension.

Applicant: Mr & Mrs Hill

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 28/10/2022;

Site Location Plan;

Drawing Number SP-22-1399-PL00A (Block Plans – Existing and Proposed);

Drawing Number SP-22-1399-PL01A (Plans and Elevations – Existing); and

Drawing Number SP-22-1399-PL02A (Plans and Elevations – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20220986	Application for a Lawful Development Certificate in respect of the proposed erection of single storey rear extension.	Certificate Refused	24.10.2022
19900742	Erection of two storey side extension to form garage and study with two bedrooms and bathroom at first floor level.	Permitted	20.12.1990
19810193	Erection of single storey front and side extension to form enlarged hall enlarged kitchen and wc	Permitted	22.07.1981

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)

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

Consultations, Publicity and Representations

Consultees

Meopham Parish Council - No response received.

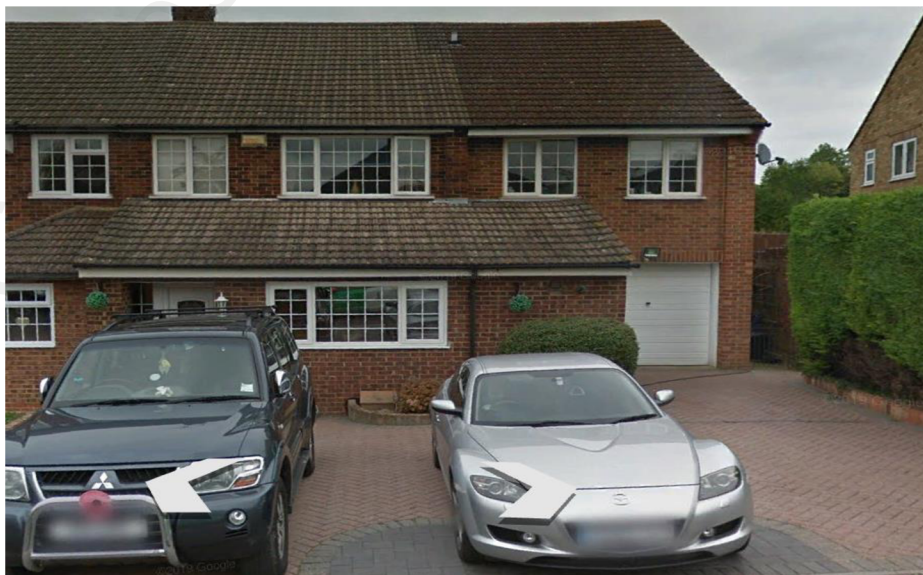
Ward Councillors – No response received.

Neighbouring properties

Two surrounding properties were consulted and a site notice was also displayed. No responses were received and the consultation period ended on 2nd December 2022.

Officer's Analysis

48 Ediva Road is a two-storey semi-detached dwellinghouse located on the Northern side of the highway. The property has previously been extended to the front with a single storey front extension, and by two storeys to the side. There is currently a lean-to structure to the rear which the application looks to demolish.



Design, Character and Appearance

The application proposes the erection of a single storey rear extension which will replace the existing projection. The extension will have a sloped roof at a height of 3.69m. It will extend beyond the rear wall by 2.65m and have a width of 10m.

The extension will create space for a new open dining area. There will be four roof light windows and two sets of bifold doors out onto the garden. It will be constructed using matching materials to the main dwelling with a brick finish.

The development hereby proposed while being large in width, is not excessive in depth or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application 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).

Amenity of Future Occupiers

The development will safeguard the amenity of future occupiers. The garden area complies with the recommendations within Gravesham's Residential Layout Guidelines (RLG) (2020) with a depth of 13.87m and an area of 192.54m². As such, the extension is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

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 of the NPPF (2021).

As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Neighbouring Amenity

Due to rear extensions existing to the adjacent dwellings known as 50 and 46 Ediva Road, and the modest height and depth of the proposed extension, the development will not have any detrimental impact on this property in terms of loss of light, overlooking, outlook or sense of enclosure.

No neighbour representations have been received.

Overall the development is not considered to have any detrimental impact on the amenity of neighbouring properties and is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Any Other Material Planning Considerations

Landscape Character Assessment

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 single storey rear extension is not considered to impact on the Meopham Downs Landscape Character Area as it is within the settlement part of the landscape.

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The extension is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. The development will safeguard the amenity of future occupiers and will have not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Miss Faye Hobbs
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	12 th December 2022	Dated:	12 December 2022