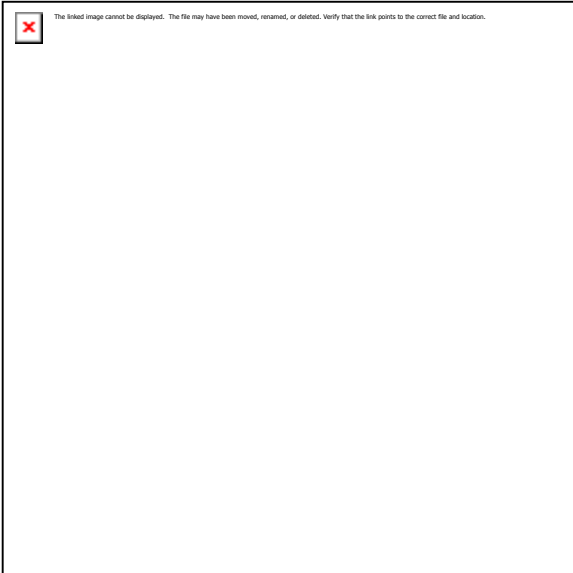




Delegated Report

Householder Planning Application

Planning Application No: 20220128

Location: 47 Southfield Shaw Park Homes Harvel Road Meopham Gravesend

Description: Erection of a front porch

Applicant: Mr Preben Winter

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

The application comprises the following documents and plans:

Planning Application Form;
Drawing No. 22-03-01 – Location & Site Block Plans;
Drawing No. 22-03-02 – Plan & Elevations As Existing;
Drawing No. 22-03-03 – Plan & Elevations As Proposed;
Drawing No. 22-03-04 – Planning Statement.

Relevant Planning History

No relevant 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
- 13 – Protecting Green Belt Land
- 15 – Conserving and Enhancing the Natural Environment

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)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Meopham Parish Council

No comments received.

Neighbouring properties

Consultation was by way of individual letters sent to 8 surrounding properties with an overall consultation expiry date of 18th March 2022. No representations have been received.

Analysis

Proposal

The application is for the erection of a front porch to the front of a mobile home. The porch would project 1.6m from the front of the existing mobile home, be 2.8m long and 2.92m in height with a flat roof.

Procedural Matters

Appeal decision (APP/K2230/D/18/3207576), attached as appendix 1, has provided clarification on extensions to caravans within Southfield Shaw and states:

In respect of Paragraph 145, the exceptions specifically relate to buildings and the Council has advised that the dwelling is a 'caravan' and therefore excluded from the definition of a building. Although it may be that the caravan has achieved a degree of permanence, I do not have sufficient information to

conclude that it comprises a building. Therefore, it does not fall to be considered under any of the exceptions listed in this paragraph. However, and contrary to the concerns expressed by the Council, I also do not consider that the addition of the proposed small porch, given its small scale in relation to the main structure, would be sufficient, on its own, to change the caravan to a permanent building. The proposal would also not fall to be considered under any of the additional exceptions set out at Paragraph 146.

The proposal would therefore fall to be considered as inappropriate development for the purposes of the Framework 2018. The Council has not referenced any specific development plan policies in the refusal notice to contribute to or refine this assessment.

It is therefore considered that whilst this development may be viewed as inappropriate development, the Inspector in the above appeal decision stated:

Given the very small scale of the proposal sited within the residential caravan park, and within the confines of an established plot, I do not consider that it would have any material impact on openness. No additional harm is therefore added in this regard.

Due to the above appeal decision being relatively recent and the size of the development being similar to the above mention development which was allowed on appeal, it is considered that the same view should be reached in this regard, especially as no material change in circumstance have changed in the intervening period.

Character & Design

The proposed porch would have an external footprint of 4.62m² and would be set in from the side of the plot by 1.5m and would not have a height greater than the existing mobile home. Therefore in terms of design and impact, it would be acceptable and similar to other such additions within the existing caravan park.

Overall it is considered that the proposed development would not be detrimental to the character or appearance of the surrounding area and would be in line with Policies CS12 and CS19 (LPCS).

Residential Amenity

This development is considered to be acceptable in amenity terms with no adverse impact on existing occupiers or the occupiers of adjoining plots. As such, the proposal would be in line with Policy CS19 (LPCS).

Impact on Landscape Character Area

In terms of the impact of the development on landscape character, no harm is considered to occur to the Harvel Wooded Downs Landscape Character Area, especially given the small scale of the development and it's siting within the existing residential caravan park.

Conclusion

Overall, the proposal is considered to be appropriate development in the Green Belt, and within the rural landscape context of the Harvel Wooded Downs Landscape Character Area. The impact on residential amenities is also considered to be acceptable. On this basis, the proposal would comply with the requirements of Policies CS02, CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014 and Sections 12, 13 and 15 of the National Planning Policy Framework (2021).

Recommendation:

Permission

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

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	26 th May 2022	Dated:	26th May 2022