

Delegated Report

Householder Planning Application

Planning Application No: 20240870

Location: 16 Meadow Road Gravesend Kent DA11 7LR

Description: Erection of single storey rear extension, with roof lantern and living sedum roof covering.

Applicant: Steven and Laura James

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

Application Form Dated 11/09/2024;
Supplementary Information – Roof Detail Drawings;
Site Location Plan;
Drawing Number MR008 (Block Plan – Existing);
Drawing Number MR007 (Block Plan – Proposed);
Drawing Number MR001 (Floor Plans – Existing);
Drawing Number MR002 (Section AA – Existing);
Drawing Number MR003 (Rear Elevation – Existing);
Drawing Number MR004D (Floor Plans – Proposed);
Drawing Number MR005C (Section AA – Proposed); and
Drawing Number MR006B (Rear Elevation – Proposed).

Relevant Planning History

No relevant history

Development Plan

Gravesham Local Plan Core Strategy (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 (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed and Beautiful Places

Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

Ward Councillors – no comments received

Neighbouring properties

Three surrounding properties were consulted and a site notice was displayed on 14th October 2024.

One representation was received in support of the application but did raise concerns with the construction of the extension. However, this is not considered a material planning consideration and is therefore not assessed in the following report.

The consultation period ended on 11th November 2024.

Officer's Analysis

Design, Character and Appearance

16 Meadow Road is a two storey terraced property located on the Western side of the highway. The property has a hardstanding garden to the frontage without the benefit of off street vehicular parking.



The application proposes the erection of single storey rear extension, with roof lantern and living sedum roof covering.

The extension will have a flat roof with parapet walls at a height of 3m and a maximum height of 3.6m, inclusive of roof lantern. It will have a proposed width of 5.6m and will extend beyond the rear wall by 3.85m.

The extension will create space for an open plan kitchen and dining area. There will be aluminium framed sliding doors to the rear elevation and a roof lantern with a living sedum roof covering. It will be constructed with a rendered finish.

The development hereby proposed is not excessive in size 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) (2023).

Amenity of Future Occupiers

The application does not introduce any additional bedrooms to the property and the remaining amenity area is in accordance with Gravesham's Residential Layout Guidelines for a two bedroom property.

Therefore, the proposed development is considered to safeguard the amenity of future occupiers 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) (2023).

Neighbouring Amenity

The application does not introduce any windows to the flank elevation and is therefore not considered to detrimentally affect the privacy of neighbouring properties.

Furthermore, due to the modest height of the proposed extension, the development will not have any detrimental impact on this property in terms of loss of light, outlook or sense of enclosure.

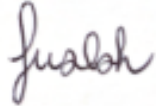
Overall, the development is not considered to have any detrimental impact on the amenity of neighbouring properties and is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The proposed rear extension is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental 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

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Mrs Faye Walsh
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	20th November 2024	Dated:	20 November 2024