

Delegated Report

Householder Planning Application

Planning Application No: 20240291

Location: Bluebells, Willow Walk, Meopham Gravesend

Description: Demolition of conservatory and erection of a single story rear extension.
Changes to front elevation fenestration.

Applicant: Mr Max Cantwell

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 27/03/2024;
Drawing Number BB-001 (OS Plan and Block Plan – Existing and Proposed);
Drawing Number BB-002 (Floor Plan – Existing);
Drawing Number BB-003 (Elevations – Existing);
Drawing Number BB-004 (Floor Plan – Proposed); and
Drawing Number BB-005 (Elevations – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20020569	Retention of a conservatory at the rear & erection of a front porch.	Permitted	28.08.2002
19970581	Erection of first floor side extension incorporating conversion of roof space to form bedroom and store room.	Permitted	25.09.1997
19881210	Outline application for erection of single storey dwelling.	Permitted	19.05.1989

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 (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

- 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

Consultees

Meopham Parish Council – No objection raised

Ward Councillors – No comment received

Neighbouring properties

2 surrounding properties were consulted and a site notice was displayed on 15th April 2024. No responses were received and the consultation period ended on 10th May 2024.

Officer's Analysis

Design, Character and Appearance

Bluebells, Willow Walk is a detached bungalow located to the Northern side of the highway.



The application proposes the demolition of conservatory and erection of a single story rear extension and fenestration changes.

The extension will have a flat roof at a height of 4.66m and a width of 9.45m. It will extend beyond the rear wall by 2.88mm.

The extension will create space for a larger open kitchen / dining area. There will be a window bifold doors leading to the rear garden and a window to each flank elevation. It will be constructed using matching materials to the main dwelling with a brick finish.

The application looks to replace the door to the front elevation, serving the lounge, with a window. The door would be replaced with facing brick work to match the existing dwelling and the proposed window would be aligned to respect the window placement of the existing windows. As such, this proposal is considered to have a minimal impact on the existing dwelling.

Therefore, 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 all rooms accord the Gravesham's Residential Layout Guidelines.

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 introduces windows to the flank elevations of the proposed rear extension. However, these serve the extended kitchen dining area and are therefore not considered to be habitable windows. As such, the windows to the flank elevations of the rear extension are not considered to detrimentally affect the privacy of neighbouring properties.

The application also introduces a bedroom window to the existing flank elevation facing neighbouring property known as Willow Wood House. However, there are no existing habitable windows to the neighbouring flank elevation and the existing boundary treatment will serve to protect both neighbours. As such this raises no issues in terms of neighbouring privacy.

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).

Any Other Material Planning Considerations

Landscape Character Area

Section 15 of the NPPF (2023) highlights the importance of conserving and enhancing the natural environment, one aspect of which is the protection and enhancement of valued landscapes. Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states that the overall landscape

character and valued landscapes will be conserved, restored and enhanced and the greatest weight will be given to the conservation and enhancement of the landscape and natural beauty of the Kent Downs AONB and its setting.

The application site is located within the Meopham Downs Landscape Character Area. The topography is gently undulating with a mixture of arable and pasture farmland. The area is characterised by neat pattern of small square fields in the south and broader irregular shapes to the north with narrow lanes and road with hedgerows. There are three large settlements located along A227 running east and west with traditional architecture surrounding village greens. The condition is good and the guidelines are to conserve and reinforce.

Due to the nature of this proposal there will be no direct impact on the landscape character area. As such the proposal would accord with Policy CS12 (LPCS) and Section 15 of the NPPF (2023).

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

Permitted

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	15 May 2024	Dated:	17th May 2024