



Delegated Report

Householder Planning Application

Planning Application No: 20240242

Location: Chescombe, Whitehill Road, Meopham, Gravesend

Description: Demolition of existing rear conservatory, garage outbuilding, and roof construction. Erection of a first floor above the original footprint of house with hipped roof. Erection of a double storey side extension, and a single storey rear extension with part-flat/part-dual pitch roof and 7 rooflights. Erection of a part-single/ part-double storey porch to the front.

Applicant: Mr Mayo

Site Visit Date: Desktop assessment

Submitted Documents/Plans

Application form

Drawing no. S01 (OS Location Map)

Drawing no. 158-S3-I01 (Site photographs)

Drawing no. 158-S3-S1.1 (Existing site plan)

Drawing no. 158-S3-S1 (Existing ground floor plan)

Drawing no. 158-S3-S2 (Existing first floor plan)

Drawing no. 158-S3-S4 (Existing roof plan)

Drawing no. 158-S3-S10 (Existing front elevation)

Drawing no. 158-S3-S11 (Existing side elevation A)

Drawing no. 158-S3-S12 (Existing side elevation B)

Drawing no. 158-S3-S13 (Existing rear elevation)

Drawing no. 158-S3-S21 (Existing section AA)

Drawing no. S03 (Block plan – proposed)

Drawing no. 158-S3-P1 (Proposed ground floor plan)

Drawing no. 158-S3-P2 (Proposed first floor plan)

Drawing no. 158-S3-P3 (Proposed roof plan)

Drawing no. 158-S3-P10 (Proposed front elevation)

Drawing no. 158-S3-P11 (Proposed side elevation A)

Drawing no. 158-S3-P12 (Proposed side elevation B)

Drawing no. 158-S3-P13 (Proposed rear elevation)

Drawing no. 158-S3-P21 (Proposed section AA)

Relevant Planning History

Reference	Description	Decision	Decision Date
19860333	Erection of conservatory at the rear	Permitted	09.06.1986
19790179	Erection of replacement garage with annexe at side	Permitted	09.04.1979

19540247	Erection of a detached bungalow	Permitted	09.11.1955
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Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development and Design Principles

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on the Highway Network
- T5 – Access to the Identified Highway Network
- 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)

- 2 – Achieving sustainable development
- 9 – Promoting sustainable transport
- 12 – Achieving well-designed and beautiful places
- 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- SPG2 - Residential layout guidelines (2020)
- Householder Extensions/Alterations Design Guide (2021)
- SPG4 - KCC Parking Standards (2006)
- Technical Housing Standards – nationally described space standard (2015)

Consultations, Publicity and Representations

External Consultees

Meopham Parish Council

We object to this application on the grounds of the development being out of character with the street scene and bulky in scale. The height of the roof looks out of proportion with the surrounding buildings.

Dickens Country Protection Society

The Society notes that the proposal is for a definite house rather than converting the existing bungalow into a chalet style dwelling as more usual in the area. The proposed double height glazed porch front extension is particularly out of character and will have an adverse impact on the street scene.

Neighbouring properties

The application has been advertised by individual neighbour letters to 5 properties. The overall consultation period expired on 17 April 2024.

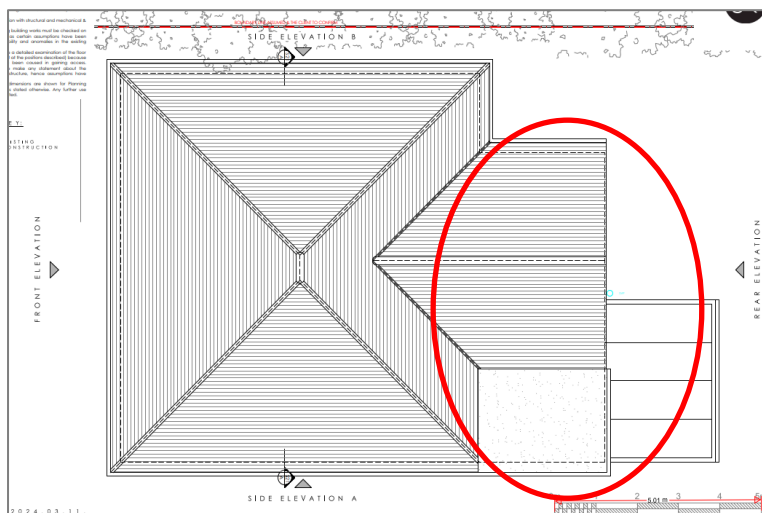
No letters of objection were received.

The local Ward Councillors were also consulted, and no responses were received.

Officer's Analysis

Proposal

This application seeks permission for the demolition of an existing rear conservatory and a roof construction, as circled below, plus a single storey garage outbuilding to the southern side of the property.

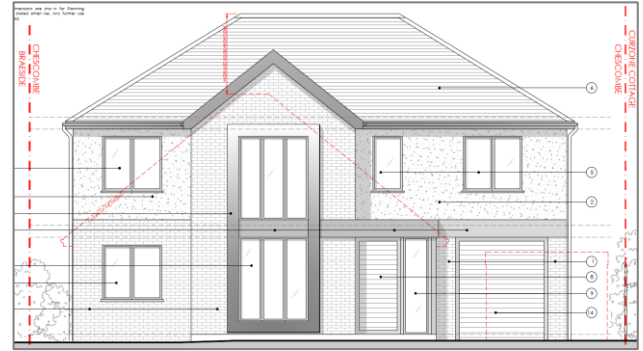


In terms of the proposed extensions these incorporate the erection of a first floor above the original footprint of the house with a hipped roof, the erection of a double storey side extension, the erection of a single storey rear extension with a part-flat/part-dual pitch roof and 7 rooflights, and the erection of a part-single/part-double storey porch to the front, incorporating a double height entrance hall.

Existing front elevation:



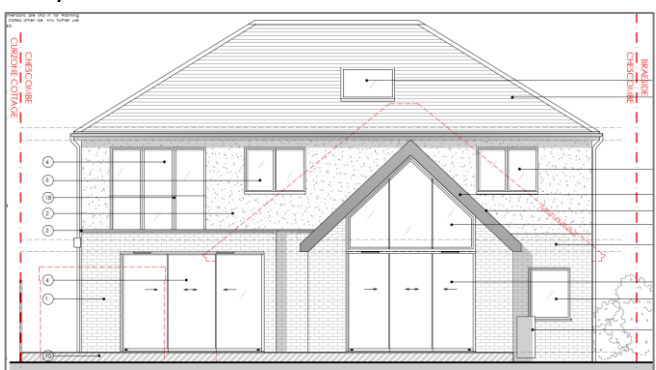
Proposed front elevation:



Existing rear elevation:



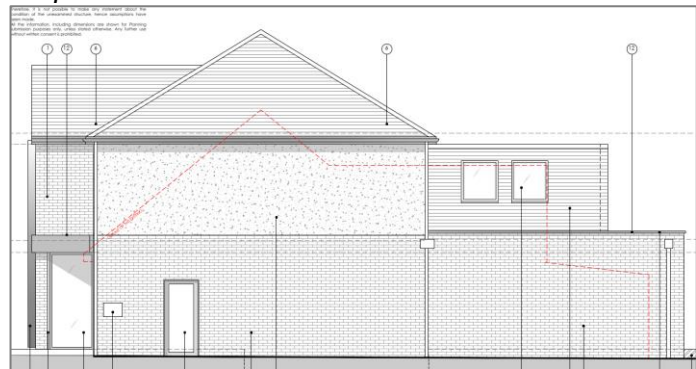
Proposed rear elevation:



Existing side elevation:



Proposed side elevation:



The dwelling will retain approximately 1.5m space to the southern boundary and just over 1m to the northern side. The front porch will extend 1.5m forward of the main front wall of the property and the rear extension will project between 4.5m and 6.7m beyond the main rear wall.

The property would be altered from a two bedroom, one bathroom bungalow to a four bedroom house with integral garage, open plan living/dining/kitchen space, reception room, cinema room, entertainment room, utility and WC on the ground floor, and a master suite with dressing room and ensuite, three further bedrooms (one with a further ensuite), a bathroom, and a dressing room on the first floor.

The house will have a part brickwork, part painted render finish, with uPVC/aluminium windows and doors, and a grey slate roof.

Principle Issues

The site lies within the settlement boundary of Meopham, which is surrounded by Green Belt and in the Meopham Downs Landscape Character Area. As the property lies within the settlement boundary, the main issues for consideration in the determination of this application are as follows:

- Design, character and appearance
- Residential amenity
- Parking and highways

Design, Character and Appearance

The site comprises a detached bungalow on a good size plot, surrounded on either side by similar bungalows and chalet- style bungalows.

Current Google Earth Image:



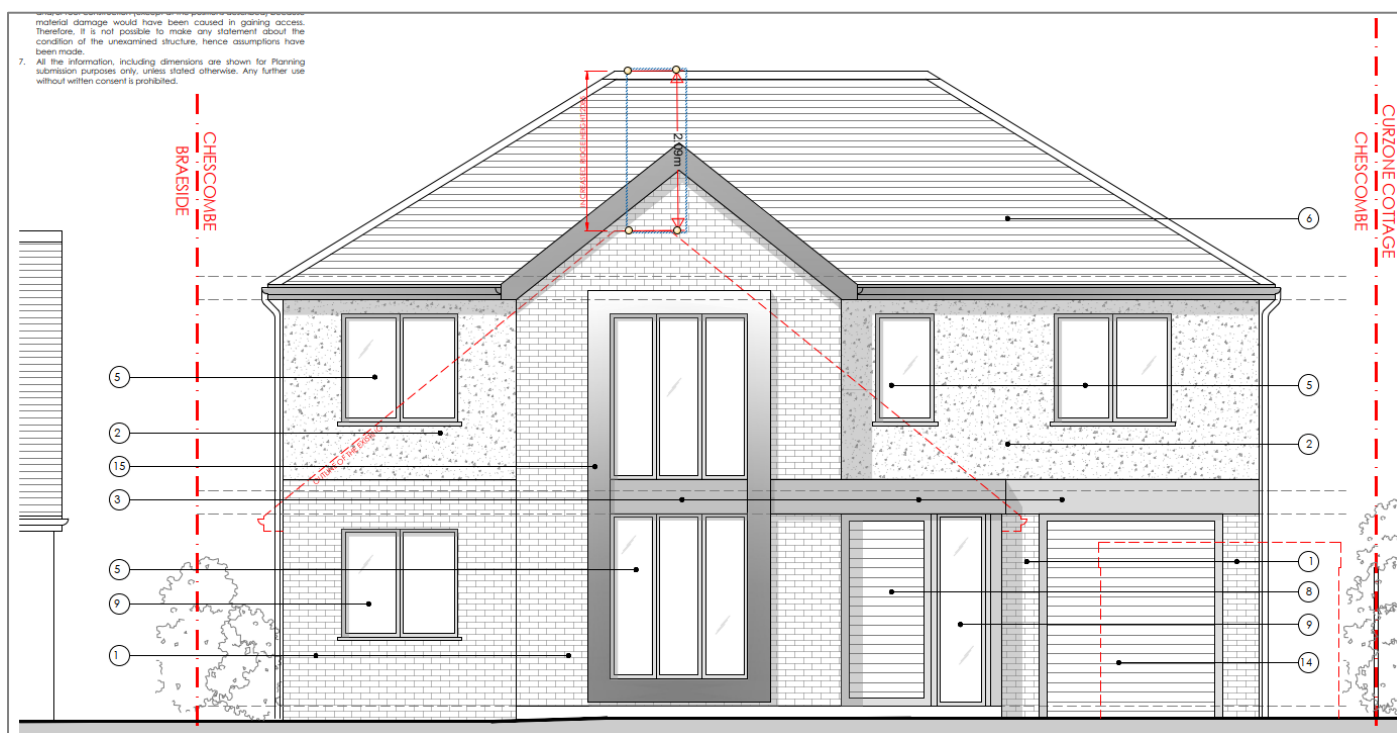
Section 12 of the NPPF 2023 relates to achieving well-designed and beautiful places and sets out the Government's requirements in relation to design issues. Paragraph 131 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 135 of the NPPF 2023 also seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character

and appearance of the surrounding area.

With regard to the impact on the landscape, Policy CS12 of the Gravesham Core Strategy 2014 is relevant to this application, relating to green infrastructure. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment (GLCA) 2009 will be taken into account in determining applications. The site is located within the Meopham Downs Landscape Character Area. However, as the site comprises an existing residential property within the rural settlement boundary of Meopham, the proposal will not have any adverse impact on the wider landscape character of the area.

The proposal involves the extension of the existing bungalow at first floor level and at two storeys to the side, as well as single storey at the rear, to create a full two storey dwelling that will extend approximately 2m higher than the top of the main existing ridge. The front elevation below illustrates the difference in the size of the existing bungalow (shown in red outline) and the proposed extended house.



The two storey extension to the side will close the current gap filled with an existing detached single storey garage; the retained space between the extended house and the boundary will be reduced to 1.5m. The majority of the plot will be filled with the extended building. At two storeys, the eaves line of the extended property would be similar to the ridge height of the closest property next door, Braeside (the ridge is only approximately 0.7m higher).

There are a mix of building ages and styles along Whitehill Road, but the majority of properties are bungalows or chalet bungalows, and notably so on the eastern side of the road where the application property is located. This retains a feeling of spaciousness within the street scene. In this case, the proposed extensions would be excessively larger than the current dwelling and will create a house that would be incongruous and out of character with its neighbours in terms of its scale, size and bulk. The proposed two storey gable at the front further adds to the dominance of the new building. Due to the lower height and width of the properties either side, the proposed extensions would be particularly visible within the street scene. The design takes no consideration of the smaller scale bungalows immediately adjacent (Braeside to the north and Curzone Cottage to the south).

The extensions are considered to be excessive and unsympathetic to and out of character with the neighbouring buildings and surrounding area, contrary to the design aims of the NPPF 2023 and the Core

Strategy 2014.

Residential Amenity

The NPPF 2023 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 135f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

Future Occupiers

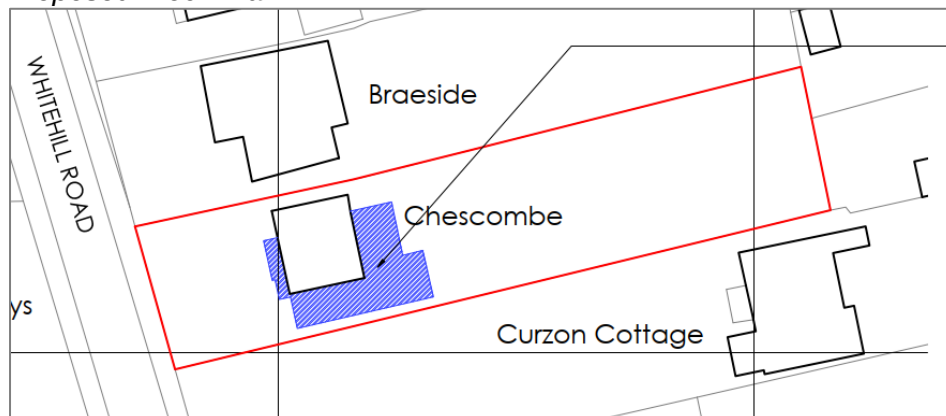
The size of the extensions is acceptable with regards to the provision of an acceptable standard of accommodation for future occupiers, and the size of the rear garden would remain in excess of the 100m² minimum garden area required for a 4 or more bedroom property. The proposal is therefore considered to comply with Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF 2023 and would safeguard the amenity of future occupants.

Neighbouring Properties

The closest affected properties would be the neighbouring detached chalet bungalow at Braeside to the north, and the detached chalet bungalow Curzon Cottage to the south. Curzon Cottage is set much further back in its plot than the application property (there would be in excess of 30m between the buildings) and therefore the proposals are not considered to adversely affect this neighbour.

The proposed first floor extension would introduce additional built form across most of the width of the plot. However, the neighbouring detached property to the north, Braeside, only has an attached garage next to the shared boundary, and there are no flank windows at this property that would be affected by the proposals (nor are there any flank windows proposed within the extensions). Whilst the proposals would introduce a second storey close to Braeside, this would not come any closer than the closest existing building line, as shown below, and the second storey extensions would not therefore be considered to have a dominant impact on neighbouring amenities:

Proposed Block Plan:





The part of the proposed single storey rear extension closest to Braeside will be set off the shared boundary by approximately 3m and at 4.5m deep on this detached property, it would not be considered to cause any loss of light or privacy, nor have a dominant impact on neighbours.

However, as glazed doors are proposed to the rear of the master bedroom, it would be considered appropriate to condition the use of the flat roof element of the proposed single storey rear extensions to prevent it being used as any kind of balcony in order to ensure the protection of neighbours' privacy.

Subject to this condition, the proposals would comply with the requirements of Policy CS19 of the Core Strategy 2014 in terms of safeguarding neighbouring amenity.

Parking and Highways

There is adequate existing off-road parking provision and the proposal would have no impact on this provision or on access. There would therefore be no adverse parking or highway issues from the proposal, which would comply with Saved Policies T1, T5 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014.

Conclusion and Recommendation

In this case, whilst the impacts on residential amenities and parking and highway safety are acceptable, the design of the proposed extensions would fail to comply with planning policy. The application is therefore recommended for refusal on the following ground:

1. The excessive scale, size and bulk of the proposed first floor and two storey extensions, including the front gable, is considered to be unsympathetic to and out of character with the neighbouring buildings and the wider surrounding area. The proposal therefore fails to comply with the requirements of Paragraphs 131 and 135 of the National Planning Policy Framework 2023 and Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

(For detailed reason for refusal and informatives, see draft Decision.)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:	<i>K. Parkin</i>	Signed:	<i>[Signature]</i>
Dated:	9 May 2024	Dated:	09 May 2024