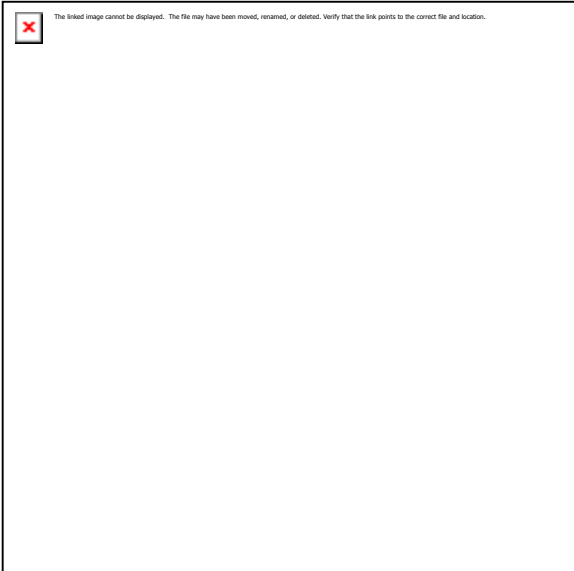




Delegated Report

Householder Planning Application

Planning Application No: 20220137

Location: 11 Tradescant Drive Meopham Gravesend Kent

Description: Erection of a side extension and porch on the ground floor with a loft conversion including front and rear dormers and internal alterations.

Applicant: Mr & Mrs Greg & Silvia Atkinson

Site Visit Date: Desktop assessment

Submitted Documents/Plans

Application form dated 8th February 2022;
Design and access statement dated 8th February 2022;
Drawing No. A20-125 Rev 01 – Site Location and Block Plan;
Drawing No. 01 – Ground Floor Plan – Existing;
Drawing No. 02 – Roof Plan – Existing;
Drawing No. 03 – Front and Side Elevation – Existing;
Drawing No. 04 – Rear and Side Elevation – Existing;
Drawing No. A20-200 Rev 02 – Ground Floor Plan – Proposed;
Drawing No. A20-201 Rev 02 – First Floor Plan – Proposed;
Drawing No. A20-202 Rev 02 – Roof Plan – Proposed;
Drawing No. A20-230 Rev 02 – Section AA & BB;
CIL form dated 8th February 2022.

Relevant Planning History

Application Ref. No.	Description	Decision
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20130677	Application for Lawful Development Certificate for the proposed construction of dormer extension in the rear roof slope and conversion of roof slope into a bedroom and ensuite shower room/wc.	CGLD	19.08.2013
20210027	Erection of a side extension and a porch on the ground floor with a loft conversion including front and rear dormers and internal alterations.	REF	09.03.2021

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

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 May (2009)

Consultations, Publicity and Representations

Consultees

Meopham Parish Council

The Parish Council raises no objection to this application in principle as long as it does not impinge on neighbours.

Neighbouring properties

6 surrounding properties were consulted. 2 letters of objection have been received making the following comments:

- The current application is similar to the previously refused application 20210027;
- Inappropriate design of dormer extensions at the front and rear elevations;
- Inappropriate scale of dormers – too large for the roof;
- Overdevelopment of the site;
- Out of keeping with neighbouring properties and the street scene;
- Insufficient off street parking and no garage will lead to parking problems;
- Loss of light, privacy and outlook to neighbouring property;
- Not in accordance with the Local Plan or Residential Layout Guidelines;
- The extensions are not subordinate to the main dwelling;
- The bungalow roof would become largely flat;
- The extensions are overbearing and dominant;
- Constructed on the boundary with no party wall agreement;
- Loss of gaps between properties for visual impact, access and maintenance;
- Loss of symmetry of pair of semi detached bungalows;
- Right to light – 45 degree rule breached;
- No details of Construction Management Plan;
- No details of boundary treatments;

Officer's Analysis

Background

Planning permission was refused for erection of a side extension and a porch on the ground floor with a loft conversion including front and rear dormers and internal alterations under reference 20210027. Planning permission was refused for the following reasons:

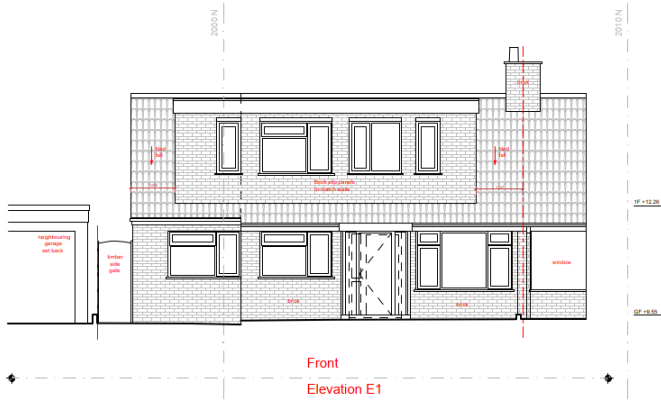
The proposed development, as a result of its size, height, design and siting, would appear overly prominent and visually dominating within the street scene, resulting in harm to the character and appearance of the host property and surrounding area. The front dormer would appear as an excessive or overly large addition to the host property and would not be subservient in the context of the form, bulk, and scale and massing of the existing property.

Reason: The application is therefore in conflict with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and Section 12 of the National Planning Policy Framework (achieving well-designed places) (2019).

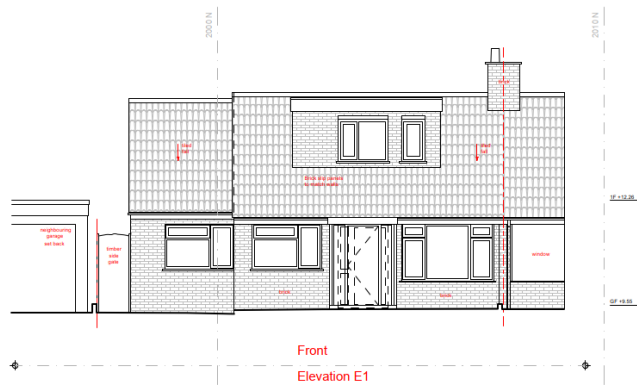
Since the refusal of planning permission, the following amendments have been made to the scheme:

- Significant reduction in the size of the front dormer in width, depth and height – approximately 3.5 m reduction in width, 1.3 m reduction in depth and 0.77 m reduction in height;
- Side extension slightly reduced set down from existing ridge height by 0.15 m and back from existing building line by 0.35 m;
- Change from window to window and door on the rear elevation next to the adjoining bungalow;
- Removal of a timber and glass lean to from the side elevation.

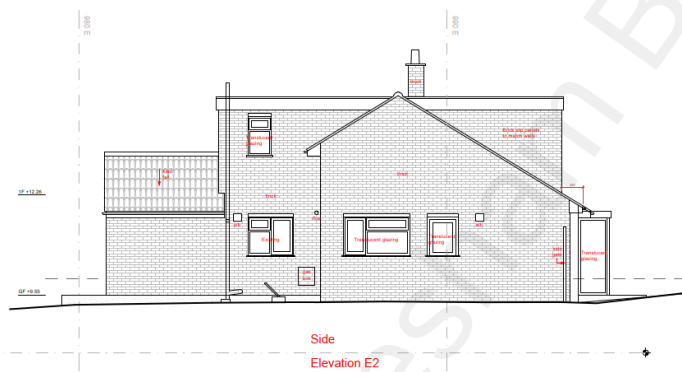
The below plans show the difference between the refused and current plans.



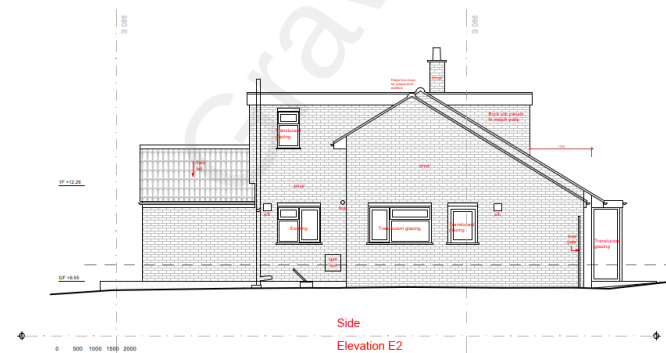
Front elevation refused application



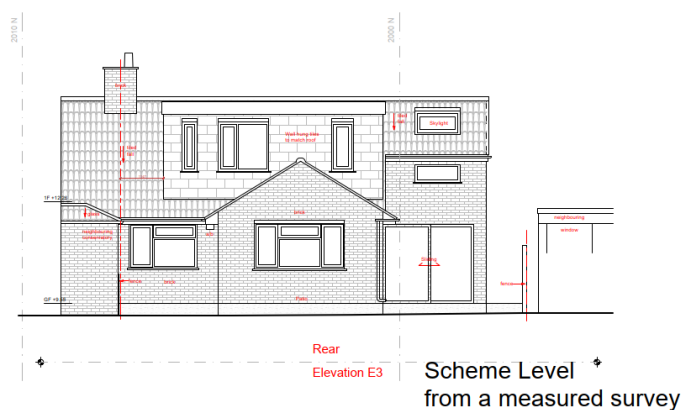
Front elevation current application



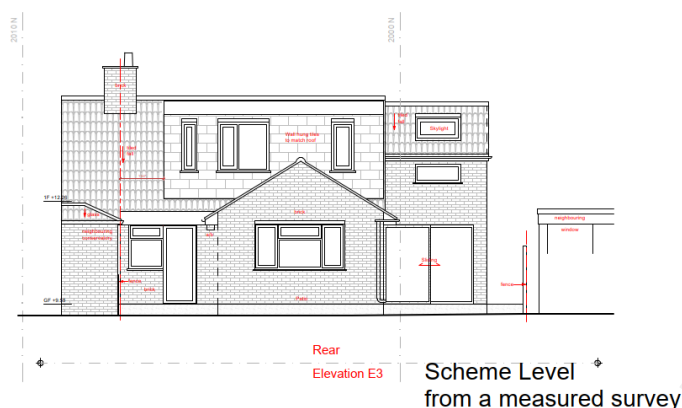
Side elevation refused application



Side elevation current application



Rear elevation refused application



Rear elevation current application

The applicant has not sought pre-application advice following the refusal of the 2021 application before submitting the current application.

Design, Character and Appearance

The application site comprises a semi-detached bungalow and a detached side garage located in a Rural Settlement Inset from Green Belt. The street scene comprises of properties with various designs and forms, mainly two storey properties on the east side and on the west side of the application site mainly semi-detached bungalow with some having small front dormers.

The proposal would result in the demolition of the existing garage and the erection of side extension with a depth of 6.73 metres, a width of 2.67 metres and a maximum height of 5.55 metres. The side extension is set back 0.35 m from the building line and set down 0.15 m from the ridge line of the original dwelling. The side extension would have windows to the front, side elevation and to the rear sliding glass doors. The side extension would form an open plan Kitchen/Dining room. The proposed side extension would increase the bulk size of the existing dwelling. It is not subservient to their host building. It is noted that the other bungalows in the street still have their garages and retain a gap at first floor level between the buildings.

The proposal would have a front translucent glazing porch with a depth of between 1.1 metres and 0.85 metres, a width 1.74 metres and a maximum height 2.28 metres with flat roof. The porch would create a 2 sq. metres. The proposed porch is acceptable and small in terms of scale.

The proposal would have alterations to the roof comprising construction of dormer extensions in the rear and front roof slopes and conversion of the roof space into habitable rooms. Both dormers would step down from the roof ridgeline by about 0.15 metres. The front and rear dormer would create 3 additional bedrooms and a bathroom in the roof space.

The proposed rear dormer would have a depth of 4.75 metres, width of 5.84 metres and maximum height of 2.6 metres with a flat roof. It would have a volume of 36.062 m³. The external finishes would be wall hung tiles to match the roof and facing brickwork which would be directly above the existing side wall. The proposed rear dormer would be seen looking from the side facing No 9 property as a two storey property.

The proposed front dormer would have a depth of 3 metres, width of 3.93 metres and height of 1.83 metres with flat roof. The front dormer would have a volume of 10.79 m³. This is a significant reduction from the previously refused application 20210027. The external finishes would be tiled and felt to match the existing roof and brick slip panels to match walls.

The drawings below indicate the changes as side by side comparison;



Although the front dormer has been significantly reduced in size, comparable with others in the street, it is considered that combined with the roof dormer and side extension would be considered disproportionate

additions to the host dwelling. The rear dormer would occupy a large proportion of the rear roof slope and in combination with the front dormer and side extension would materially alter the shape of the dwelling. The two storey side extension is set back slightly from the host dwelling but does not appear subservient to it and would be highly visible and incongruous within the street scene. Although there are two storey dwellings in the street, the other bungalows still have their garages and retain gaps between the first floor, this is characteristic of the area. No other bungalows within the street have been extended to this extent to alter the character and appearance of the surrounding area. The proposed development would be considered incongruous and have an adverse impact on the balance and proportions of the host dwelling.

Policy CS19: Development and Design Principles states that new development will conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area and meet anti-crime standards. It is considered therefore that this is an unacceptable form of development by virtue of its detrimental effect on the character of the host dwelling and the surrounding local area.

Overall, the design of the proposed development, by virtue of the size, length and height appears as excessive and incongruous additions to the existing bungalow that would have a detrimental effect on the character of the host dwelling and the wider area. If permitted the proposed extensions would be considered to form disproportionate additions to the original dwelling.

As such the proposal is considered to be contrary to Policy CS19 (Development and Design Principles) of the Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework - achieving well-designed places (2019).

Amenity of Future Occupiers

The proposal would form three bedrooms and one bathroom on the first floor. Bedroom 3 would be 8.1 sqm, bedroom 4 would be 13.5 sqm, bedroom 5 and the bathroom would be 5.7 sqm. The proposal would form a porch, lounge, kitchen/diner, 2 bedrooms (or home office) and a bathroom. The lounge would be 22.45 sqm, the kitchen/diner would be 29.87 sqm. Bedroom 1 would be 15.74 sqm, bedroom 2 would be 11.15 sqm and the bathroom would be 4.7 sqm.

All parameters comply with the Technical Housing Standards - Nationally Described Space Standards (2015). The dwelling has a rear garden with a depth between 19.28 metres and 13.19 metres and area of 176 sq. metres which comply with (SPG2) Residential Layout Guidelines (2020) for a five bedroom dwelling.

Therefore the proposal complies with (SPG2) Residential Layout Guidelines (2020) and Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014).

Neighbouring Amenity

No 9 Tradescant Drive property is located on the east side of the application site, No 13 Tradescant Drive is the neighbouring property attached to the existing dwelling that forms the pair of semi-detached bungalows and No 6 Tradescant Drive is the property to the front. Due to the location and the relationship between the existing dwelling and neighbouring properties of the proposed development would not materially affect neighbouring properties in terms of loss of light, loss of outlook and increased overshadowing or have an overbearing impact on the occupiers of the neighbouring dwellings.

The proposed rear dormer would have standard windows to the rear and to the side a translucent glazing window serving a bathroom, all facing the applicants own garden and overlooking of neighbouring rear gardens would be possible from the proposed rear dormer. However, there would be no greater impact of overlooking than the first floor windows of No 9 Tradescant Drive. The side facing windows on the proposed side extension would be part translucent glazing. If permitted all side facing windows could be subjected to conditions to prevent overlooking. The proposed first floor front dormer windows would be at about 22.5 metres away facing neighbouring properties habitable room windows. This is above the a

minimum privacy distance of 21metres that should be provided between the windows of habitable rooms.

The concerns raised by neighbour representations are noted and have been taken into account whilst assessing the proposals.

It is considered there would be no material overlooking to neighbouring properties and overbearing effect to the detriment of residential amenity as a result of the proposed development which would comply with SPG2 Residential Layout Guidelines (2020) and Policy CS19 of the LPCS 2014.

Parking and Highways

The proposed development would add additional bedrooms to the existing dwelling. The application site has a hard standing to the front which can accommodate at least two vehicles off road, as such the proposed development would comply with the Vehicle Parking Standards.

Therefore, in terms of parking and highways the proposal complies with Policy CS19 of the LPCS 2014 and SPG4 KCC Vehicle Parking Standards (2006).

Any Other Material Planning Considerations

Impact on the landscape

The application site is located within Meopham Downs Landscape Character area.

This area is characterised by gently undulating topography with a mixture of arable and pasture farmland, neat pattern of small square fields in the south, broader irregular shaped fields to the north, narrow lanes and roads lined with hedgerows, Three large settlements located along A227 running east and west, traditional architecture surrounding village greens provide 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.

It is considered that the proposed development would not have any detrimental impact on the landscape due to the property's location within an existing built settlement.

Conclusion & Recommendation

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

Case Officer:	Karen Cronin	Team Leader:	Richard Hart
Signed:	K. Cronin	Signed:	<i>R Hart</i>
Dated:	26th March 2022	Dated:	28th April 2022