



Delegated Report

Householder Planning Application

Planning Application No: 20211217

Location: Mandhara Beechway Meopham Gravesend

Description: Demolition of existing conservatory and erection of a single storey rear extension and a new front porch.

Applicant: Mrs Mandeep Sahota

Site Visit Date: 25 November 2021

Submitted Documents/Plans

Householder Planning Application form;
Red line site boundary plan;
Drawing no. (00) 01 Existing ground floor layout;
Drawing no. (00) 02 Existing rear elevation;
Drawing no. (00) 03 Existing front elevation;
Drawing no. (00) 04 Existing side elevation;
Drawing no. (00) 05 Existing side elevation;
Drawing no. (11) 01 Proposed ground floor layout;
Drawing no. (11) 02 Proposed rear elevation;
Drawing no. (11) 03 Proposed front elevation;
Drawing no. (11) 04 Proposed side elevation;
Drawing no. (11) 05 Proposed side elevation; and
Drawing no. (11) 06 Existing and proposed block plans.

Relevant Planning History

<u>Application No.</u>	<u>Description</u>	<u>Status</u>	<u>Decision</u>
20090231	Construction of two dormer windows in rear roof slope and a velux window in both side roof slopes and conversion of roof space into two bedrooms.	Permitted	05.08.2009
20070307	Erection of a conservatory at the rear	Permitted	11.06.2007
20030195	Application for variation of condition (4) of outline planning permission ref. no. GR/2001/881 for residential development comprising five detached dwellings and condition (3) of planning permission ref. no. GR/02/709 (for	Permitted	21.11.2003

details pursuant to outline planning permission number GR/2001/881 for the siting, design and external appearance relating to the erection of five detached dwellings with double garages) to allow the traffic calming scheme to be completed before any of the new dwellings are occupied rather than before the development is commenced.

20010881	Outline application for residential development comprising 5 no. detached dwellings and widening of existing vehicular access onto a classified road.	Permitted	24.04.2002
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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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC7 – Other Archaeological Sites

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;
- Householder Extensions/Alterations Design Guide SPD (2021)

Other documents

- Nationally Described Space Standard 2015
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

KCC Heritage

The site lies within an area of multi-period archaeological potential, however, I consider it unlikely that the proposed works will have a significant archaeological impact and have no further comments to make in this case.

Meopham Parish Council

No objection.

Neighbouring properties

The application was publicised to nine neighbouring properties by letter. No representations have been received and the overall consultation period expired on 26 October 2021.

Officer's Analysis

Design, Character and Appearance

The proposal results in the demolition of the existing conservatory and replacement with a single storey rear extension. The replacement extension is 1.8 metres deeper than the previous conservatory, and 4.4 metres wider. It is designed with a flat roof and a roof lantern over one section. Although the extension is larger than the conservatory, it is not disproportionate to the existing dwelling. The external facing materials and architectural design of the proposed porch and extension would match with the existing building and they would be subservient in size to it. As such, the proposed development would be appropriate in terms of design, would not detract from the character of the surrounding area and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 and the Householder Extensions/Alterations Design Guide SPD 2021.

Landscape issues

The application site is located in the Meopham Downs Landscape Character Area where, according to the Gravesham Landscape Character Assessment 2009, the overall condition of the landscape is good and it has moderate sensitivity. The document recommends that the key landscape elements should be conserved and reinforced.

The proposed development would result in two extensions to the existing dwelling, within the confines of an existing residential garden. The domestic character of the application site would be retained and the development would not be especially visible in the wider landscape setting. Therefore it is considered that there would be no adverse impacts to landscape character and the proposed development would be in line with Policy CS12 of the Gravesham Local Plan Core Strategy September 2014 and the Gravesham Landscape Character Assessment 2009.

Amenity of Future Occupiers

The proposed development would improve the living conditions for future occupiers and an appropriate amount of garden area would be retained. As such, the proposed development would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 and SPG2 Residential Layout Guidelines 2020.

Neighbouring Amenity

The closest dwellings to the application site are nos. 1 and 3 Beechway (which adjoin to the west and east respectively). Nos. 25, 27 and 32 Poplar Walk are located to the north and nos. 4 and 5 Beechway are located to the south, across the roadway. No representations have been received.

Due to the design of the proposal, the layout/separation of the properties, the orientation of the buildings and to the screening provided by existing boundary treatments, there would be no adverse overshadowing, overlooking or overbearing impacts to any neighbouring occupiers. As such, the proposed development would not be detrimental to residential amenity and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Any Other Material Planning Considerations

It is noted that Meopham Parish Council raise no objection to the proposed development.

The application site is located within Groundwater Source Protection Zones 2 and 3. However, as the proposed development is within the confines of an existing residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to groundwater. As such, the proposed development would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

The application site is located in an area of multi-period archaeological potential. However KCC Heritage raise no objection to the proposed development. As such, the proposal would have no adverse impacts archaeology and would be in line with Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

Suggested Conditions

Standard time limit

Development in accordance with the approved plans

Materials to match existing

Conclusion & Recommendation

The proposed development complies with local and national planning policies and subject to the conditions set out above, planning permission can be granted.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	25th November 2021	Dated:	25 November 2021