



Delegated Report

Householder Planning Application

Planning Application No: 20230964

Location: 6 Longfield Road Meopham Gravesend Kent

Description: Erection of first floor rear extension and erection of summerhouse in rear garden to be used as a home office.

Applicant: Mrs. Rebekah Coughlan

Site Visit Date: Desktop with photos from previous application

Submitted Documents/Plans

Application form;
Drawing no. 087-P-001 Rev. G – Site Location Plan;
Drawing no. 087-P-002 Rev. G – Existing Site Plan;
Drawing no. 087-P-010 Rev. H – Existing Ground Floor Plan;
Drawing no. 087-P-011 Rev. H – Existing First Floor Plan;
Drawing no. 087-P-012 Rev. H – Existing Roof Plan;
Drawing no. 097-P-020 Rev. G – Existing East and West Elevation;
Drawing no. 087-P-021 Rev. G – Existing North & South Elevation;
Drawing no. 087-P-100 Rev. G – Proposed Site Plan;
Drawing no. 087-P-110 Rev. H – Proposed Ground Floor;
Drawing no. 087-P-111 Rev. H – Proposed First Floor Plan;
Drawing no. 087-P-112 Rev. H – Proposed Loft Floor;
Drawing no. 087-P-113 Rev. H – Proposed Roof Plan;
Drawing no. 087-P-120 Rev. G – Proposed East and West Elevations;
Drawing no. 087-P-121 Rev. G – Proposed North & South Elevations;
Drawing no. 087-P-160 Rev. G – Proposed Summerhouse plans.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230701	Roof alterations including increased height to roof.	Refused	01.09.2023
20230408	Erection of first floor rear extension and erection of summerhouse to be used as a home office in the rear garden.	Refused	18.07.2023
20150400	Demolition of existing car port at side and garage at rear and erection of part two storey and part single storey side and rear extension.	Permitted	01.07.2015
20090280	Erection of two storey side extension to form kitchen, lobby and car port at ground floor level with a bedroom and bathroom/wc at first floor level.	Permitted	03.06.2009

19970630	Erection of an attached car port at the side and single storey rear extension to form enlarged dining room.	Permitted	04.02.1998
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Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- TC7 – Other Archaeological Sites

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 Places
- Section 15 – Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

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

GBC Highways Officer

Car parking and access is existing, I have no objections to the summerhouse or its use as an home office, providing its use is ancillary to the occupation of the main dwelling.

KCC Heritage

The site lies within an area of multi-period archaeological potential. However, I consider it unlikely that these

proposals, adjacent to the existing dwelling, would have a significant below-ground archaeological impact and have no further comments to make in this case.

Neighbouring properties

4 surrounding properties were consulted with overall date of expiry of 30.10.2023 – no responses received.

Officer's Analysis

The property is located in a Rural Settlement Inset from the Green Belt, the Meopham Downs Landscape Character Area and in an Area of Archaeological Potential.

This is a re-submission of planning application ref. 20230408 which was for erection of first floor rear extension and erection of summerhouse to be used as a home office in the rear garden and was refused on 18 July 2023 on the following ground:

The proposed first floor rear extension by virtue of its design would be of an unsympathetic and incongruous addition that would be out of keeping with the character of the host dwelling and the surrounding area. As such the proposal is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and section 12 of the National Planning Policy Framework (2021).

It therefore needs to be assessed whether this re-submission has addressed this ground of refusal and whether the proposal as a whole is acceptable in regard to all principle planning considerations.

The principle considerations in the assessment of this application are:

- Principle of Development;
- Design, Character and Appearance;
- Landscape Character;
- Amenity of Occupiers;
- Neighbouring Amenity; and
- Parking and Highway Safety.

Principle of Development

Policy CS02 (LPCS) states that in the rural area, development will be supported within those Rural Settlements Inset from the Green Belt and defined in the Policies Map. This is a proposal for an extension and outbuilding to an existing dwelling in the Rural Settlement Inset from the Green Belt of Hook Green and as such the proposed development is acceptable in terms of principle. The proposal would also need to meet all of the other principle considerations as discussed below.

Design, Character and Appearance

This matter related to ground of refusal no. 1 of planning application reference 20230408 in relation to the proposed first floor rear extension.

Policy CS19 (LPCS) sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

The application site consists of a two storey semi-detached dwelling situated on the northern side of Longfield Road. The property has been extended with a two storey side extension and a part two storey, part single storey rear extension and has a detached shed.

Proposed First Floor Rear Extension

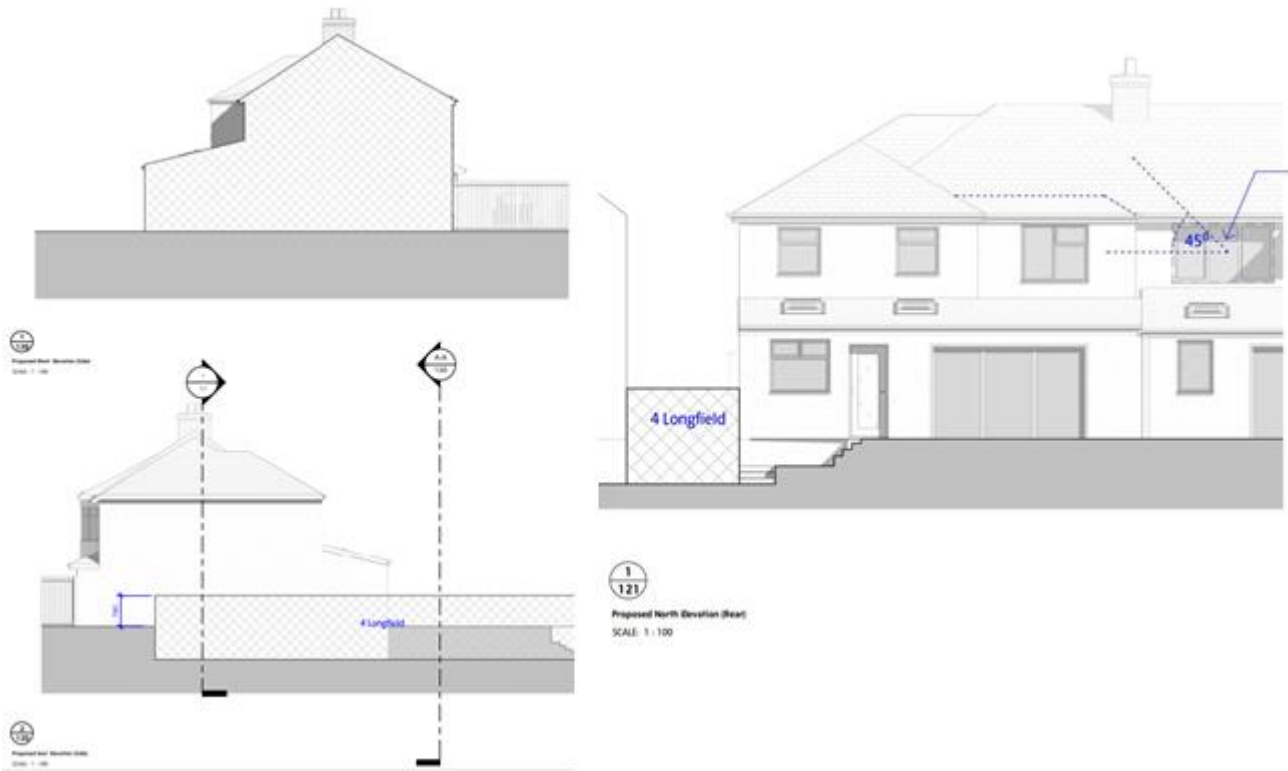
The proposed first floor rear extension would be 1.28m in depth and built to the same depth as the existing two storey rear extension. It would be 3.5m in width and would infill the remaining section of the rear elevation at first floor level that the existing two storey rear extension does not cover. The extension part itself would be 3.5m in height and the height to the top of the extension from ground level would be 6.6m. It would have a window in its rear elevation which would serve an existing bedroom which is to be extended.

The existing, previous proposal and proposed rear and side elevations are shown below:

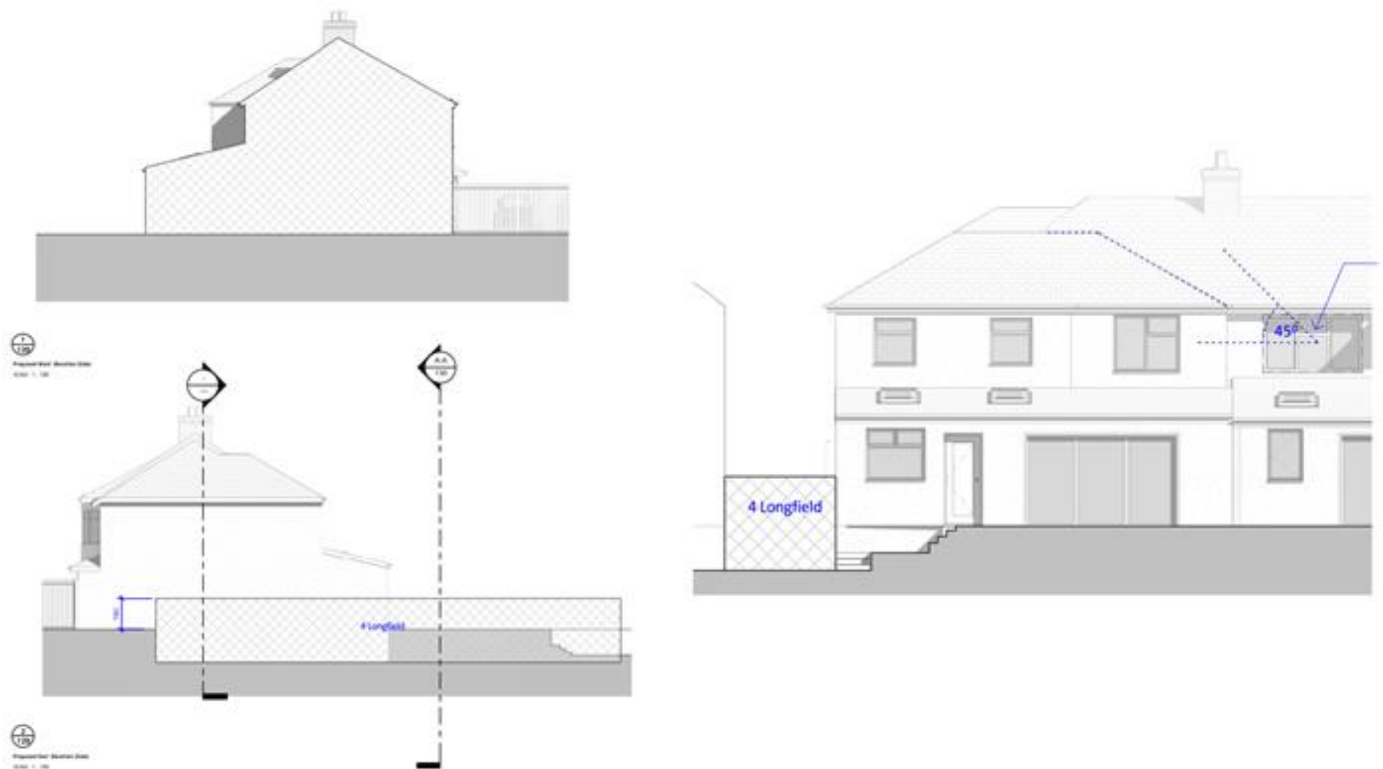
Existing:



Previous application ref. 20230408:



Proposed:



The Council's Householder Extensions/Alterations Design Guide (2021) states that proposals for two storey or first floor rear extensions should ensure the following in terms of design:

- Depth: The extension does not dominate the original property. This can cause the site to appear overdeveloped, and cause long dark internal spaces to be formed. Extensions to extensions will generally not be supported.
- Height: two storey extensions can have very significant impact on neighbouring amenity, so should generally not be built up to site boundaries with neighbouring gardens / properties.
- Width: Extensions should not be of greater width than the original building.
- Design: Taller extensions are of greater visibility, and should incorporate roof designs to reflect, tie in with and not overwhelm the main property's roof. Patterns and proportions of windows should reflect the host building and local character.
- Materials: Using matching external materials and window / door frames is especially relevant for two storey extensions.

In the previous application reference 20230408 the proposed first floor rear extension would have been of modest depth, width and height. However, the proposed extension would effectively have had a flat roof albeit with a very shallow slope to it. As the host dwelling has a pitched roof it is that roof form that should be replicated in any extension (as the existing two storey rear extension has with its pitched roof). The proposed flat roof with a very shallow roof slope for the proposed extension did not incorporate a roof design which reflected the roof design of the host dwelling. It appeared as an incongruous and contrived design with the slight slope to the roof appearing as a token effort to try make the extension look like it had a pitched roof but was essentially a flat roof. The rear of this and the adjoining semi-detached property no. 6, have mirror images with the same design for the two storey rear extensions with pitched roofs and mono pitched single storey rear extensions. The proposed first floor extension would have appeared out of keeping with the character of the host dwelling and its surroundings, notwithstanding the rear elevation is not publicly visible.

In this re-submitted application the proposed extension has now been amended in terms of the design of its roof and it is now much improved. The extension would be the same width and depth as previously proposed and would therefore be a subservient addition in regard to those aspects still. The roof design has been amended so that it would now have a fully pitched roof which would be in line with the ridgeline of the existing two storey rear extension and have a hipped design to match in with the existing two storey rear extension. It would therefore now have a roof that would replicate the roof form of the host dwelling and would appear as a cohesive whole in respect of the rear elevation of the property. With the extension set down from the ridgeline of the main host dwelling and the hipped roof design to match in with the existing two storey rear extension there would still be a sufficient amount of the roof of the host dwelling visible. It would have matching materials with the walls to be pebble-dashed and the roof to have concrete roof tiles all to match the existing. It is considered that the proposed first floor rear extension would now be in keeping with the scale and character of the host dwelling and in this regard has addressed ground of refusal no.1 of application reference 20230408.

Proposed detached summerhouse

The proposed summerhouse was considered acceptable in respect of design, character and appearance in the previous application and that remains the case in this application.

The existing shed at the bottom of the rear garden is to be removed and the summerhouse is proposed to be erected on its site. It would be 4m in length, 2.8m in width and range in height from 2324mm – 2347mm due to a slight slope to the flat roof. It would have sliding doors in its front elevation and no openings in the rear or either of the side elevations.

The Council's Householder Extensions/Alterations Design Guide (2021) states the following in respect of proposals for outbuildings:

- Should normally only be used for purposes incidental to the enjoyment of the house;
- Should not deprive the existing property of adequate private garden space and should be subordinate in scale to the existing dwelling and to the plot;

- The Council will consider factors such as the scale, height, proximity to boundaries, roof design, finishing materials and prominence in the street scene or rear garden environment; and
- Outbuildings should not detract from the character of the area (this is especially important where the outbuilding will be visible from the street) and should be unobtrusively located to the side and rear of the existing dwelling.

In this case the outbuilding would be used as an office which would be an incidental use and could be conditioned as such should permission be forthcoming. The outbuilding would be modest in footprint being much less than the footprint of the host dwelling and would be located in close enough proximity to the dwelling. There would be sufficient garden area retained (as will be discussed in detail below). The outbuilding is of modest width, length and height and is of a standard design for an outbuilding. The flat roof is considered acceptable given that it is a single storey structure. The plans show that walls would be timber cladding with a flat roof. It is considered that the proposed outbuilding would respect the scale and character of the host dwelling.

In regard to design, character and appearance due to the amendments to the design of the roof of the proposed first floor rear extension this now means this extension is acceptable. The proposed summerhouse remains acceptable as before in the previous application. In regard to design, character and appearance the proposal is considered compliant with Policy CS19 (LPCS) and ground of refusal no. 1 of previous application reference 20230408 has been resolved.

Landscape Character

The proposal is for an extension and outbuilding to an existing property which is located in a built-up Rural Settlement Inset from the Green Belt. The proposed development would increase the size of the property and built form in the rear garden. However, the extension and outbuilding are considered modest additions which would respect the scale and appearance of the host building. It is not considered there would be any increased prominence of the existing site in respect of the overall wider landscape given the site is situated in a built-up area of the rural settlement of Hook Green Meopham. As such in respect of landscape character, the proposal is compliant with Policies CS12 and CS19 (LPCS) and in line with paragraph 176 of the NPPF (2023).

Amenity of Occupiers

The proposal would not increase the amount of bedrooms at the property which would remain a 3 bedroom property. The garden would still remain at 167 sq. m in area and 20m in depth and so would exceed the minimum standards as set out in SPG2 (2020) for a property with 3 bedrooms.

The extended existing bedroom would be 13 sq. m and so would exceed the minimum area for double bedroom as set out in the Technical Housing Standards (2015) which is 11.5 sq. m.

Neighbouring Amenity

Proposed First Floor Rear Extension

Although located up to the boundary with the neighbouring property to the west, no. 8 Longfield Road, due to the modest depth and height of the proposed extension it would not exceed the 45 degree line from the nearest first floor window at no. 8 on either plan or elevation thereby demonstrating there would not be an overshadowing or loss of light. Due to the modest depth and height of the extension there would also be no loss of outlook to the nearest first floor window of no. 8 and as there are no windows proposed in the west flank elevation of the extension there would be no overlooking.

Due to the location of the proposed extension to the west of the existing two storey rear extension there would be no impact on the neighbouring property to the east no. 6 Longfield Road.

Outbuilding

The proposed outbuilding would be located at the bottom of the garden on the site of the existing shed. It would be of modest length (4m), width (2.8m) and height (ranging from 2324mm – 2347mm). Due to its siting and modest size together with its distance from the neighbouring properties and their private garden areas the outbuilding would not cause any impact on the neighbouring properties with regards overshadowing or loss of outlook. There would be sliding doors in the front elevation of the outbuilding to access the office but due to the location of the outbuilding, its single storey nature and the presence of existing boundary fencing there would be no overlooking caused to any neighbouring properties.

Overall, in respect of neighbouring amenity the proposal is considered compliant with Policy CS19 (LPCS).

Parking and Highway Safety

The proposal would not increase the existing number of bedrooms at the property or alter the existing parking provision, therefore no impact on parking or highway safety. In respect of these matters the proposal is therefore considered compliant with Policy CS11 and saved Policy P3 (LPCS).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal would be acceptable in respect of principle of development, design, character and appearance, landscape character, amenity of occupiers, neighbouring amenity and parking and highway safety. As such it is compliant with Policies CS02, CS11, CS12 and CS19 (LPCS) and saved Policy P3 (LPFR). This re-submitted application has addressed the ground of refusal for reference 20230408 and planning permission is recommended.

Recommendation: Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	22nd November 2023	Dated:	23rd November 2023