



Delegated Report

Householder Planning Application

Planning Application No: 20240166

Location: 1 Willow Walk Meopham Gravesend Kent

Description: Demolition of existing detached garage and rear projection, erection of first floor extension to bungalow with pitch roof dormers to front, single storey rear extension with roof lights and incorporating integral garage into residential use with alterations to fenestration.

Applicant: Palvinder Phiora

Submitted Documents/Plans

Application Form
3429-003 Rev D – Site Plan
3429-006 – Existing Plans and Elevations
3429-012 Rev A – Proposed Plans and Elevations
Cover Letter

Superseded:

~~3429-003 Rev C – Site Plan~~
~~3429-011 Rev A – Proposed Plans and Elevations~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20230558 APP/K2230/D/ 23/3329823	Demolition of existing detached garage and rear projection, erection of first floor extension to bungalow, single storey rear extension and side extensions incorporating garage to either side and alterations to fenestration.	Refused and Dismissed at appeal	14.07.2023 29.01.2024
20221122	Demolition of existing detached garage and rear projection, erection of first floor extension to bungalow, single storey rear extension and side extensions incorporating garage to either side and alterations to fenestration.	Refused	29.11.2022
20030919	Erection of single storey extension to the northern side elevation to form double garage and enlarged dining room and a conservatory at the rear and construction of a new vehicular access.	Permitted	16.12.2003

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 - Impact of Development on Highway Network

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

- SPG 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

Ward Councillors

No comments received.

Meopham Parish Council

Following discussion by our Planning Applications Working Group; the Council wishes to provide the following response:

We object to this application on the grounds of inappropriate and overdevelopment in a manner uncharacteristic of the rural character of this residential settlement and in a prominent position which would have significant impact to the area's character and street scene.

GBC Highways Officer

Without a car and cycle parking plan, it is impossible to comment on this application. However, given the size of the site a condition to provide a plan should suffice.

Dickens Country Protection Society

Thank you for your letter of 26th February 2024 concerning the above. The Society considers the current proposal is an improvement on that which was submitted under ref. GR/2023/0558, refused by the authority and on appeal. The current application Ref. GR/2024/0166 follows a barn form with barn hips to the roof and pitch roofed dormers on the front elevation.

Unfortunately, the fenestration is not in character with the proposed building or the area in which it would be situated. In the Society's view, the ground floor windows are ill-proportioned and the sills should be raised. The glazing to the central gable (also following the barn form) and dormers could be significantly improved. In the Society's view, the use of what appears to be patent glazing extending to the apex appears out of place.

Neighbouring properties

3no. surrounding properties were consulted, and no comments were received from members of the public. The final date to submit comments ended on 18.03.24.

Officer's Analysis

Principle of Development

This application is located inside a Rural Settlement inset from the Greenbelt (Culverstone Green), where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development.

However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers, Residential Amenity of neighbours, Landscape Character Area and Parking Provision.

It is noted that this scheme follows two recently refused schemes under planning reference 20221122 and 20230558 with the same description for; *'Demolition of existing detached garage and rear projection, erection of first floor extension to bungalow, single storey rear extension and side extensions incorporating garage to either side and alterations to fenestration.'*

It is noted that planning refusal 20230558 was dismissed at appeal under appeal reference APP/K2230/D/23/3329823

Given the similarities between that refused scheme and this one proposed it would be necessary to consider whether the refusal reason for that scheme would be overcome by the alterations in this proposal. However, where relevant for consistency, the assessment made here may reflect that of the previous report.

The refusal reason for planning reference 20230558 was:

- 1. The proposed development would result in extensions and alterations disproportionately over and above the existing dwellinghouse, in a manner uncharacteristic of the rural character of this residential settlement and in a prominent position which would have significant impact to the areas character and street scene. This would be contrary to the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework (2021) in terms of design, character and appearance.*

In assessing the refusal as part of the appeal, the inspector for the appeal stated;

'... I agree with the Council that the proposed development by virtue of its bulk and massing across a wide plan form and on a prominent corner, would appear over dominant and out of character in the local streetscene to an extent which would cause visual harm.'

Procedural Matter

The previous refusal referred to conflict with paragraph 130 of the National Planning Policy Framework. That version of the Framework has since been updated by a new version being issued in December 2023. However, the contents of paragraph 135 of the new version are the same as paragraph 130 of the old version. The policy approach in that respect therefore has not changed and this assessment will refer to the new paragraph numbering accordingly.

Design, Character and Appearance

This particular property holds greater prominence to the street scene than others, given its corner location on Willow Walk and Wrotham Road Street (A227). It is also noted that although not a deep dwellinghouse, it is a spacious dwelling as a result of its wide frontage which, again gives it a greater prominence and impact to the character of the area. Prior to the works undertaken following approval in 2003, the dwellinghouse was relatively unchanged. Those works result in enlargement to the north side elevation and rear.



Having undertaken a site visit it is evident that the existing dwellinghouses nearby in the immediate vicinity on both Wrotham Road and Willow Walk are generally bungalows. Where there are first floors, these are generally serviced by roof dormers rather than extending the exterior walls vertically. This use of dormers to provide additional space is an appropriate measure for an area such as this with a mixed residential/rural character. There are some exceptions to this where there are two storey elevations visible from the front. For instance, Dorman's Cottage, located on Wrotham Road 110 metres north of the subject dwellinghouse. Dorman's Cottage, forms part of a cluster of dwellinghouses on South Street originally built between 1940 and 1960. The subject dwellinghouse is a later addition along with other neighbouring properties on Willow Walk and appears on the historic maps between 1960 and 1990. There are other two-storey dwellinghouses to the south end of this property on Wrotham Road and some newer built dwellinghouses two-storey in nature to the southeast, at the end of Willow Walk. Having assessed the character in terms of building heights, to summarise; it is evident that most are bungalows, some with dormer roof conversions. There are exceptions which are two storeys. However, the two storey dwellinghouses in the wider area are set further back, less prominent in their location and generally do not have as wide of a frontage as the subject dwellinghouse.

The inspector assessed the existing character of the area in the appeal and stated:

'...in my view and as noted above, the prevailing character of the immediate area is bungalows or chalet bungalows. Where there are two storey properties, they are set well back from the road frontage. In contrast, the appeal property is very prominent in the streetscene by virtue of its corner location and the fact

that it is set well forward of Marycroft. That prominence is accentuated by its unusual plan form, being very wide across the frontage but with limited depth. I acknowledge that the proposed plan form width would be reduced slightly, but it would remain prominent because of its corner location.'

In the delegated report for planning reference 20230558 the assessment stated:

'...taking into context, the position, width and prominence of the building alongside with the wider character of the area, of low form dwellinghouses, it is considered that the dwellinghouse would result in extensions and alterations disproportionally over and above the existing dwellinghouse, in a manner uncharacteristic of the rural character of this residential settlement and in a prominent position which would have significant impact to the areas character and street scene.'

For clarity elevations of the previous schemes and the new scheme are shown below (Not to Scale):



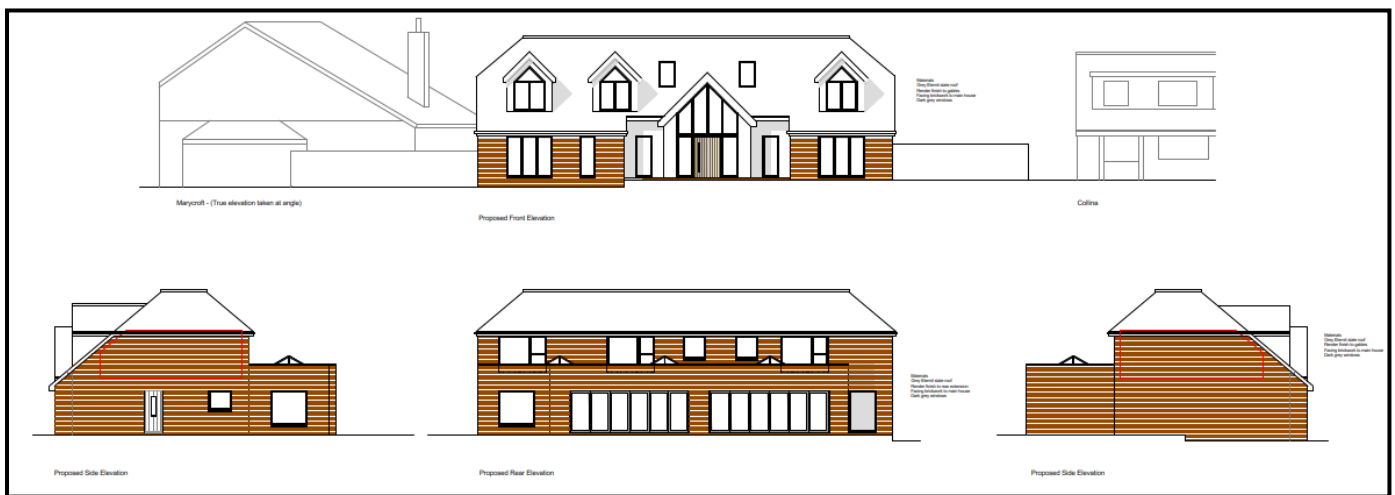
Elevations Refused under planning reference 20221122



Elevations Refused under planning reference 20230558



Superseded Elevations for this application



Proposed Elevations following negotiations

Proposed Elevation

As can be seen, there have been changes from the most recently refused scheme. These are:

- Use of a catslide roof to front roof slope with associated lowered eave
- Increased height of central front gable projection
- Use of 3no. dormer in place of 3no rooflights
- Removal of gable fronted projection at either end of the building.

Negotiations also took place during the development of this application which resulted in further changes including:

- Further reduction in ridge height.
- Lowered height to the front gable porch
- Addition of 2no. front rooflights.

The reduction in eave height to the front elevation with the removal of 2 of the front gables, would substantially reduce the bulk and massing of the proposed extension. The proposed front gable extension would be single storey in height and would be viewed as a subservient addition. It would be appropriate in design and bulk, when viewed against the backdrop of the rural and low form nature of the remainder of the dwellinghouses in the immediate vicinity. The use of different materials for the central section including the

gable frontage, would break up the visual bulk of the development and tie this section in with the dormers on the front roof slope. The overall roof height would be lower than the highest point on neighbouring property Marycroft. The side elevation of the proposed dwellinghouse would also appear visually similar in terms of shape, and roof form. This would be a much-improved design, which corresponds more appropriately to the surrounding area than the previous proposals. The proposed development would be visually cohesive between the neighbouring properties (Marycroft and Collina), shown on the elevations above and in the images below.



Marycroft



Collina

The proposed development would overcome refusal reason 1 on decision notice 20230558.

On balance, as a result of the significant scale and prominent bulk; the proposed development would not comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF (2023) in terms of design, character and appearance.

Amenity of Future Occupiers

The NPPF (2023) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, 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. The impact on neighbours will be assessed in the next section of the report.

The existing dwellinghouse contains three bedrooms. The proposed extensions and alterations would result in five bedrooms at first floor with three ensuites and a bathroom and a hall, reception room, lounge, dining room, family room, study, bathroom, utility room and kitchen at ground floor.

The rooms would meet the required minimum space standards and would continue to have adequate rear garden depth and area as per SPG2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020.

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

This dwellinghouse given its corner plot is set forward of both adjoining neighbours. There would be no new upper floor side openings, thus preventing direct overlook. The depth of the dwellinghouse would not increase with the addition of the first floor. The single storey rear extension would be set in from one side and would not be of significant height or depth. On balance, largely due to the retention of the small depth of the dwellinghouse, the positioning, scale and inset from the shared side boundaries and the lack of upper floor side openings, the development would not significantly harm the amenity of residential neighbours.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Parking Provision

The existing number of bedrooms are three and this would increase to five as a result of the proposed development.

The proposal would remove the existing detached single bay garage. The front drive would be capable of accommodating adequate parking.

The proposed parking provision requirement as per the SPG 4 - KCC Parking Standards (2006); would be 3 vehicle spaces and 2 cycle spaces. The proposed site plan does appear to show some changes to the layout but it is not clear which areas represent parking area and which areas would be soft landscaping. Any alterations to boundary treatment could also impact sight lines, depending on the proposed parking areas. Conditions would therefore require details of hard and soft landscaping, boundary treatment and vehicle and cycle parking provision.

Adequate parking provision could therefore be made available, in compliance with saved policies T1 and P3 of the Local Plan First Review 1994 and Policies CS11 and CS19 of the Core Strategy 2014, subject to planning conditions.

Conclusion & Recommendation

The proposed development would overcome the reason for refusal on the previous decision to refuse a similar scheme at this site. The proposed development complies with all relevant national and local planning policies. The recommendation is to approve.

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

Case Officer:	Mrs Lisa Fisher	Team Leader:	R Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	4 th June 2024	Dated:	6th June 2024