



Delegated Report

Householder Planning Application

Planning Application No: 20231336

Location: 21 Cheshunt Close Meopham Gravesend Kent

Description: Erection of a single-storey rear extension and 3 dormer windows in the rear elevation. Single storey front extension, and a first floor front extension over existing garage. Removal of the chimney stack and changes to fenestration.

Applicant: Mr Chahal

Site Visit Date: 04.01.2024

Submitted Documents/Plans

- Application form
- Drawing No: 006 (Proposed Elevations)
- Drawing No: 001 (Site Location Map)
- Drawing No: 002 (Existing/Proposed Block Plan)
- Drawing No: 003 (Existing Ground and First Floor Plans)
- Drawing No: 007 (Existing/Proposed Street Scene)
- Drawing No: 005 (Existing Elevations)
- Drawing No: 004 (Proposed Ground/First Floor Plan)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20230809	Demolition of outbuilding, erection of a two-storey rear extension, single storey front extension and part garage conversion with internal alterations.	Refused	28.09.2023
20230728	Demolition of outbuilding, erection of a two-storey rear extension, single storey front extension and part garage conversion with internal alterations.	Withdrawn	21.07.2023
20230497	Demolition of existing outbuilding, part garage conversion, two storey rear extension, single storey front extension & internal alterations.	Withdrawn	03.07.2023
20230007	Demolition of Outbuilding, Two storey front extension with dormers, first floor extension over garage, convert garage, widen rear dormer, alteration to internal space and new side store.	Refused	28.02.2023

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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed and Beautiful Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

GBC – Highways Officer

The garage at some 4.2 metres deep cannot be considered to be suitable for the majority of cars on the highway and so should be redesignated as a store.

However, the property has the benefit of a double width driveway and so complies with guidance for two car parking spaces and the store is suitable for the parking of cycles that is also required by guidance.

No objections

Neighbouring properties

The application was advertised by way of site notice and letters to 4 surrounding properties. The consultation period expired on 02.02.2024 and two objections were received from the same address.

The main points raised were:

- The property has a small garden of which a third will be lost to development

- Development will be built over a public sewer which requires permission and should be noted in forthcoming planning permission
- Elevations on drawings are labelled incorrectly and concerns regarding curtilage of extension

Some of the concerns raised are not material planning considerations. Drainage issues fall under the building regulations act in which case should permission be forthcoming an informative for building regulations will be included.

Analysis

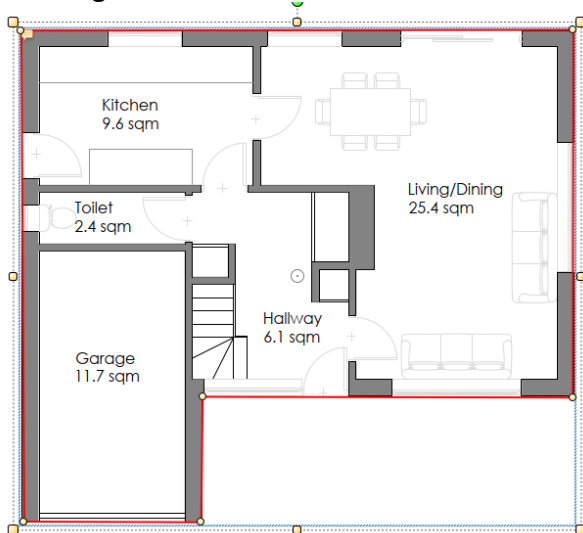
Procedural matters

The proposal seeks to demolish the existing outbuilding however this has not been included in the description. Permission is not necessarily required to demolish the existing outbuilding as this is not conditioned.

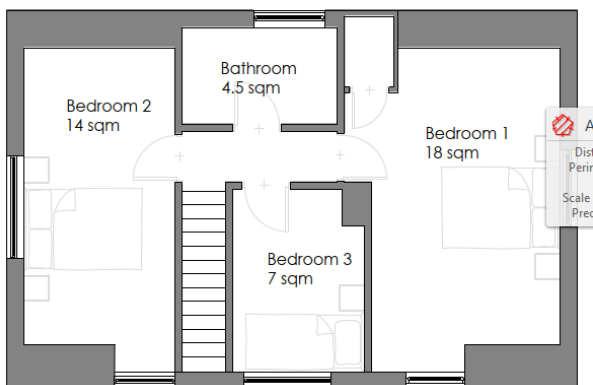
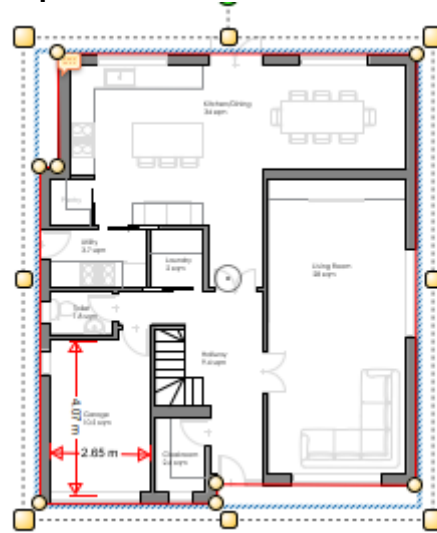
Proposal

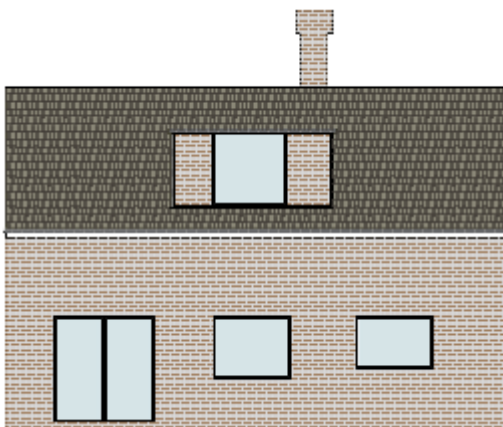
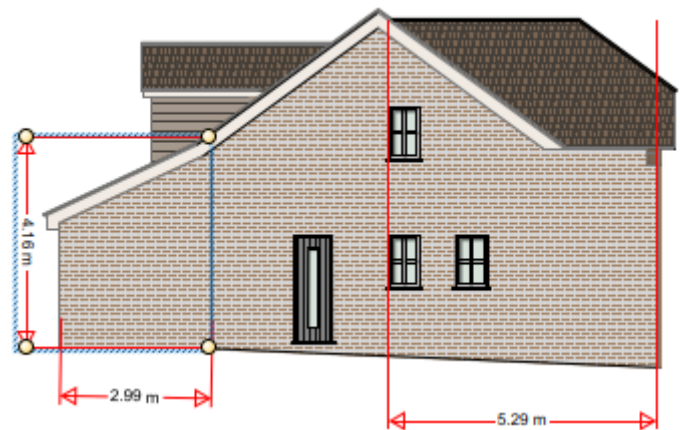
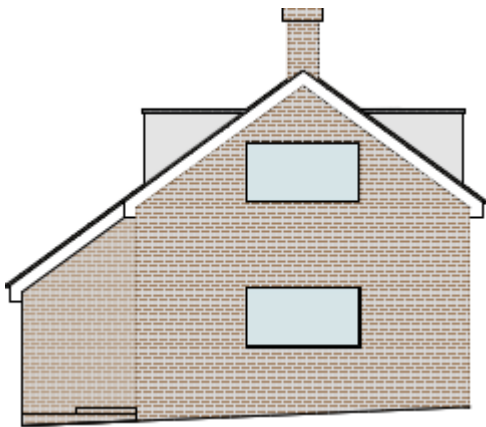
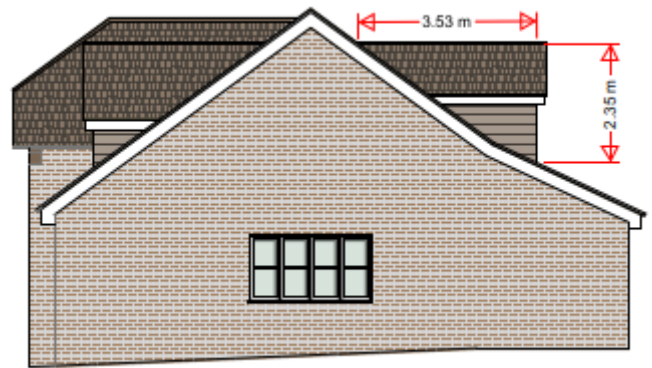
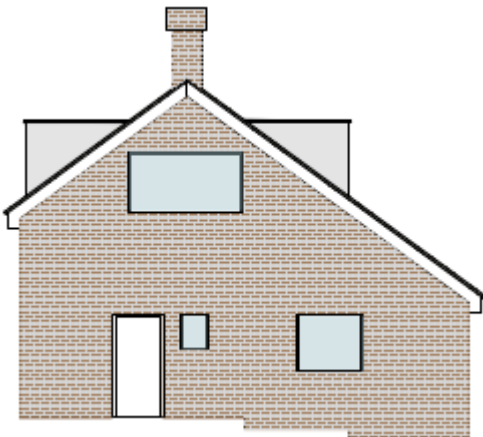
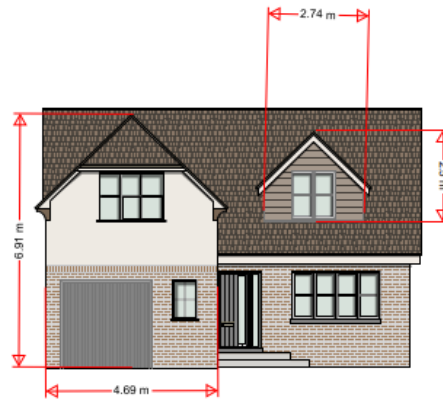
The proposal seeks the erection of a single-storey rear extension and 3 dormer windows in the rear elevation. Single storey front extension, and a first floor front extension over existing garage. Removal of the chimney stack and changes to fenestration. The proposal will increase the number of bedrooms from 3 to 4 and reduce the depth of the existing garage.

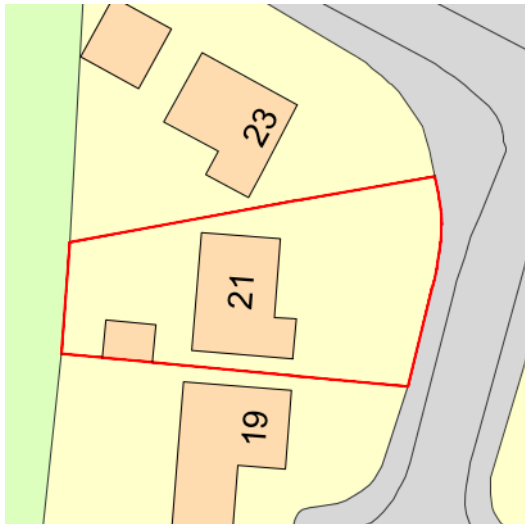
Existing



Proposed







Existing/Proposed Street View



Background

The proposal is a resubmission of 20230809 which was refused on the below two grounds:

The proposed rear extension is a harmful and incongruous addition to the host dwelling which fails to respect the character appearance and scale of the host dwelling. The proposal would introduce an unneighbourly form of development and is therefore contrary to SPD4 - Householder Alterations and Extensions Guidance (2021), Para 130 of the National Planning Policy Framework (2023) and CS19 of the Local Plan Core Strategy 2014.

The proposed rear extension will result in an unacceptable loss of light and overshadowing to the existing property at 23 Cheshunt Close due to proximity of the development to the common boundary, and would have an unacceptable and overbearing impact. The proposal would therefore fail to provide a high standard of amenity for existing users, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Para 130 of the National Planning Policy Framework (2023) and CS19 of the Local Plan Core Strategy 2014.

In order to ascertain whether the current proposal is acceptable it will be necessary to ascertain whether the previous reasons for refusal (ref 20230809) have been adequately address.

Character and Appearance

The application site is a detached chalet style bungalow with rooms in the roofspace located on a prominent corner plot in a cul de sac within the rural settlement which is inset from the greenbelt. The site is positioned near a conservation area but not within it. The property comprises off road parking and also has an integral garage and an outbuilding to the rear which will be demolished as part of this proposal. The frontage has some soft landscaping which softens the street scene and contributes positively to the character of the area.



The surrounding properties in this part of Cheshunt Close are varied with some two storey properties and other chalet style bungalows. There are also many examples of extensions within the vicinity and so any proposed alterations if done correctly would not be out of character.

Neighbouring property to the south:



Two storey extended properties at the end of the cul de sac

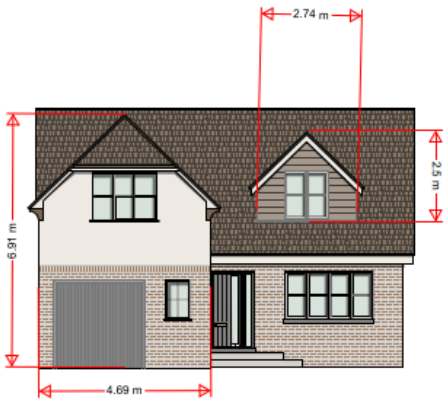


No: 17 Cheshunt Close

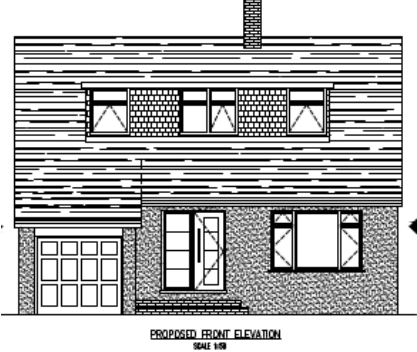


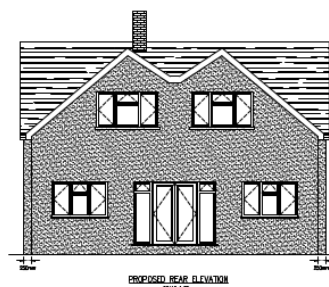
The current proposal has been drastically altered in comparison to the previous proposal which included a significant double storey rear extension. The previous proposal introduced excessive massing and was an incongruous addition. The current proposal introduces significant change to the property frontage it is considered to positively contribute to the character of the area where front facing gables are not an alien addition.

Current Proposal



Previously refused proposal Ref 20230809





The front facing gable has a barn hipped roof form which is complimentary to that of the neighbouring property situated at No. 19 Cheshunt Close, this ensures the extension fits in with its immediate surroundings. The front dual pitch dormer is a welcome alteration which will replace the existing flat roof dormer which is not particularly attractive.

The proposed changes to the rear of the property will include a modest 3m single storey rear extension which will have part of the rear dormers built on top. The dormers are appropriately designed, they are set down and are uniform in scale. The alterations to the rear of the property are a marked improvement to the previously proposed two storey rear extension which constituted poor design and over development of the site.

The proposal will also see the removal of the chimney stack and alterations to the existing fenestration, as the property is not within a conservation area or under any conditions/article 4 directions such alterations could be carried out without the benefit of planning permission.

The existing footprint of the dwelling is approx.78sqm, post development this will be increased to 113sqm which is a modest 35sqm increase. The proposed extensions are considered to be of an appropriate scale, the design of the extensions demonstrate subservience with appropriate use of materials.

The development will all be contained within the property curtilage and so there are no concerns relating to encroachment.

The current property appears tired and in need of modernisation, the proposed alterations are well designed and compliant with the requirements of CS19 Local Plan Core Strategy 2014, SPD4 Householder Alterations and Extensions Guidance and Section 12 of the National Planning Policy Framework (2023) – Achieving Well Designed and Beautiful Places.

Amenity of Future Occupiers

The proposed bedroom sizes are compliant with the council's technical standards and so there are no concerns in this regard.

Post development the resultant garden space will measure approx. 79sqm which is below the council's technical standards which states the below:

Table 2

Accommodation with :	Minimum garden area (sq. metres)	Minimum depth from rear wall of house (metres)
1-2 bedrooms	37.2	7.6
3 bedrooms	60.0	10.0
4 or more bedrooms	100.0	10.0



On balance it is considered that a refusal of the entire scheme on this basis is not appropriate as the benefits outweigh the perceived harm and so the proposal aligns with the requirements of CS19 Local Plan Core Strategy 2014 which states:

New development will be visually attractive, fit for purpose and locally distinctive. It 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.

Neighbouring Amenity

The previous application was refused due to the below:

The proposed rear extension will result in an unacceptable loss of light and overshadowing to the existing property at 23 Cheshunt Close due to proximity of the development to the common boundary and would have an unacceptable and overbearing impact. The proposal would therefore fail to provide a high standard of amenity for existing users, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Para 130 of the National Planning Policy Framework (2023) and CS19 of the Local Plan Core Strategy 2014.

The revised proposal has made alterations by way of removing the two-storey rear extension which was considered to result in a loss of light and outlook to No.23, however the revised proposal has instead introduced three pitch roof dormers which significantly reduce the amount of massing to the roof form and subsequent impact on loss of light and outlook from No. 23.

No. 23 Cheshunt Close is located to the North of the application site and was affected by the previous submission which included a 3m two storey rear extension. The revised proposal will see a 3m single storey rear extension which could be constructed without the benefit of planning permission.

The three pitch roof dormers in the rear roof slope will encroach onto some of the single storey rear extension and result in some minimal overshadowing, however this is not considered to be so excessive that it would constitute material harm and a subsequent refusal of the entire scheme. As with all development there will be a degree of overshadowing and it is the role of the LPA to ascertain whether this would be detrimental to a point of significantly impacting neighbouring amenity. On balance the proposed development is not considered to materially harm the light and outlook levels currently enjoyed by No. 23.

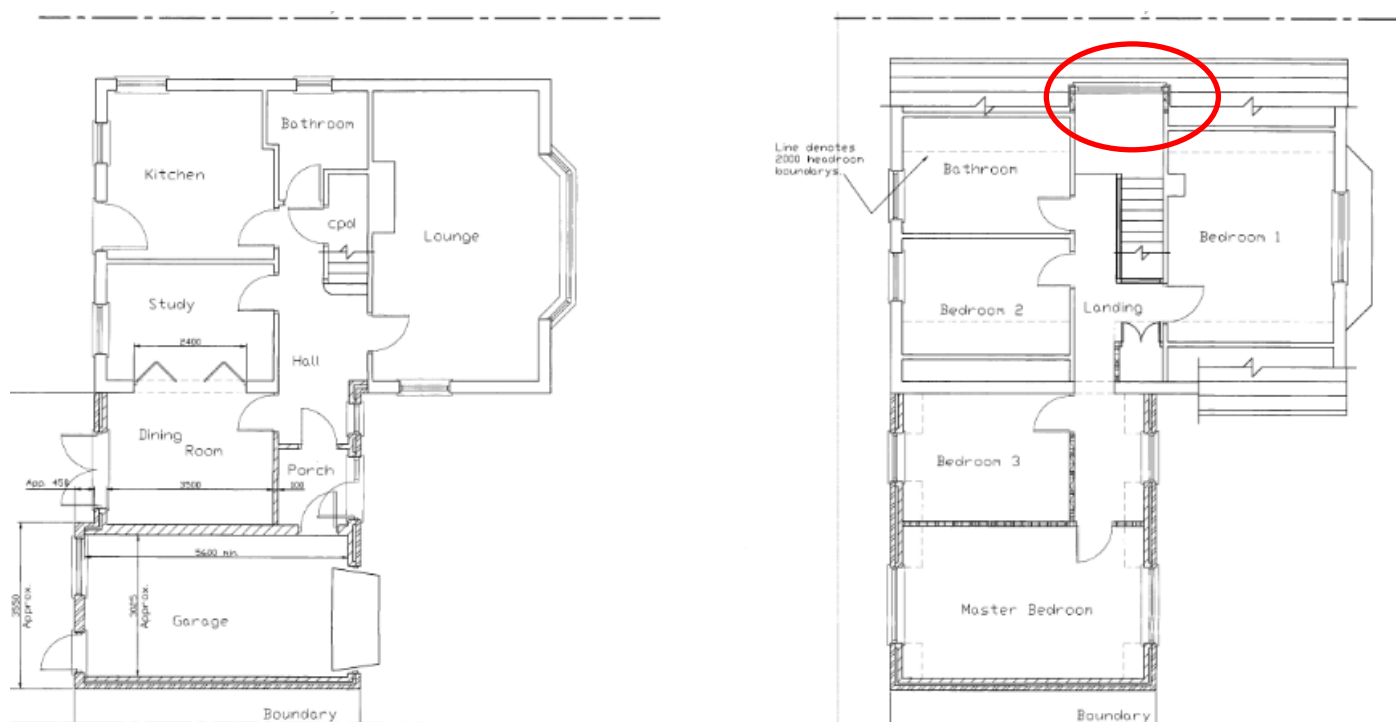
In terms of privacy the proposal will retain an existing window in the flank elevation at ground floor level which faces No.19, however at first floor it will remove a window at first floor which previously served a bedroom, therefore the proposal will not harm the privacy enjoyed by this property.

To the south of the application property is No. 19 Cheshunt Close. In terms of privacy the proposal shows the introduction of a window at ground floor level in the flank elevation to serve the garage which will face No.19, there is an existing window which serves a w/c (this would be maintained) and a kitchen door which would be maintained; however it will serve a utility instead. It is considered that the

introduction of such a window would not pose any significant privacy concerns as it does not serve a habitable room.

There is a window at first floor level which currently serves a bedroom, this window will be reduced in size and it will serve an ensuite.

Upon investigation, the below plans from a previous planning application at No.19 Cheshunt Close demonstrate that the windows in the flank elevation of No.19 are not habitable rooms and so there is no concern that the privacy of this property will be materially harmed, however the ensuite window at the first floor level of No. 21 will be conditioned to ensure it is obscure glazed and top hung.



In terms of impact on the property known as No.19 Cheshunt Close, due to the path of the sun and due to the position of this property there is no likely harm relating to a loss of light.

On balance the proposal adequately safeguards the amenity of neighbouring properties and is in accordance with CS19 Local Plan Core Strategy 2014.

Parking and Highways

The proposal can accommodate sufficient off-street parking despite the reduction in depth of the garage and so the proposal is compliant with SPG4 KCC Parking Standards 2006.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within the Meopham Downs Character Area, as set out in the Council's Landscape Character Assessment document.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that this development would not be detrimental to the Meopham Downs Character Area, as the property is located in a small settlement and development would not impact on the wider rural

landscape.

Conclusion & Recommendation

The revised proposal is considered to adequately address the previous reasons for refusal and so permission is recommended subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	09.02.2024	Dated:	12th February 2024