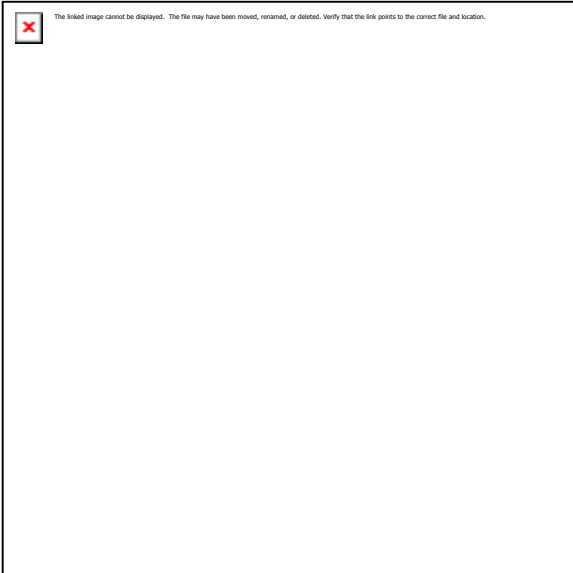




Delegated Report

Planning Application

Application no: 20211500 – Planning Application
20211501 – Listed Building Consent

Location: The Stables Wrotham Road Meopham Gravesend

Description: 20211500 – Erection of a single storey front extension.
20211501 - Application for Listed Building Consent for erection of a single storey front extension.

Applicant: Mr L Gofton

Site Visit Date: 17th January 2022

Submitted Documents/Plans

The following information has been submitted in support of the above applications;

- Planning Application Forms (Planning and Listed Building) – received 6th December 2021;
- Covering Letter received 6th December 2021 (Planning and Listed Building);
- Design & Access Statement – received 6th December 2021 (Planning and Listed Building);
- Heritage Statement received 6th December 2021 (Planning and Listed Building);
- Drawing No. 21/331/01 Rev A – Site Location Plan and Existing Elevations and Floor Plan – received 6th December 2021 (Listed Building) and 16th December 2021 (Planning);
- Drawing No. 21/331/02 – Proposed Plans and Elevations – received 6th December 2021 (Planning and Listed Building); and
- Drawing No. 21/331/03 Rev B – Existing and Proposed Block Plans – received 6th December 2021 (Listed Building) and 16th December 2021 (Planning).

Relevant Planning History

Application Ref. No. Description

Status

Date

CONDITION – Delegated Report (Blank)

20190818	Application for approval of conditions 3, 4, 5, 6, 7 and 8 attached to planning permission reference no. 20181172 relating to details of hard and soft landscaping, vehicle parking areas, external lighting, cycle storage and refuse arrangements.	Approval of Details	03.10.2019
20190819	Application for approval of condition 3(a)(b)(c)(d)(e)(f) and (g) attached to Listed Building Consent reference no. 20181173 relating to details and samples of above ground work, internal and external materials, pipe work, rainwater goods, windows and roof lights.	Approval of Details	03.10.2019
20181172	Conversion from B1(a) office use to a residential one bedroom dwelling.	Permission	22.05.2019
20181173	Application for Listed Building Consent for the alterations and conversion from B1(a) office use to a residential one bedroom dwelling.	Permission	22.05.2019
20160596	Application for a Lawful Development Certificate in respect of the existing continued use for (B1) offices.	Certificate Granted	13.12.2016

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 – Design & Development Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- TC2 – Listed Buildings
- TC3 – Conservation Area

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.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving sustainable development and well-designed places
- Section 15 – Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- SPG4 – KCC Parking Standards (2006)
- SPD - Maintenance/Replacement Windows and Doors Guide (2020).
- Technical Housing Standards - Nationally Described Space Standards (2015) (NDSS)
- Householder Extensions/Alterations Design Guide SPD, October 2021
- Listed Buildings – A Guide for Owners and Occupiers – Informal Guidance (2020).
- Hook Green Conservation Area Character Appraisal (2017)
- Management Plan – Rural Conservation Area Appraisals (2016)
- Gravesham Landscape Character Assessment (2009)

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The Council has a statutory requirement under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering whether to grant listed building consent for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 the Council has a statutory duty in considering whether to grant planning permission for development which affects a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Consultations, Publicity and Representations

KCC – Heritage Conservation (E & W)

No comments to make on archaeological matters. Your Conservation Officer will no doubt wish to comment.

Meopham Parish Council

No objection to listed building consent.

National Amenity Societies

No comments received.

Conservation Architect

No comments received.

Neighbouring properties

20211500 (Planning application) - 6 surrounding properties were consulted plus site and press notices with an overall consultation expiry date of 11th February 2022. One letter of representation has been received objecting to the proposal with the following summarised comments;

- Development goes well beyond the original curtilage of the stables;
- Door on the eastern side is removing the character of the original building;
- Is there enough space for 2 cars?;
- Potential loss of trees.

2021501 – Listed building consent application) - No surrounding properties were consulted (as not required for LBC applications), there was site and press notices with an overall consultation expiry date of 28th January 2022. Two letters of objection have been received making the following summarised comments;

- Strongly object to any further development to The Stables;
- Historic importance which enhances Waterditch – Grade II Listing;
- The Stables already been converted to its limits;
- Not meant to be converted to a family dwelling;
- Impact on Hook Green Conservation Area;
- Site Notice was located on post near Arborfield flats (Norwood Lane);
- Does not preserve Hook Green Conservation Area;
- Sets a precedent for further extensions;
- Current property serves a purpose for single person occupancy.

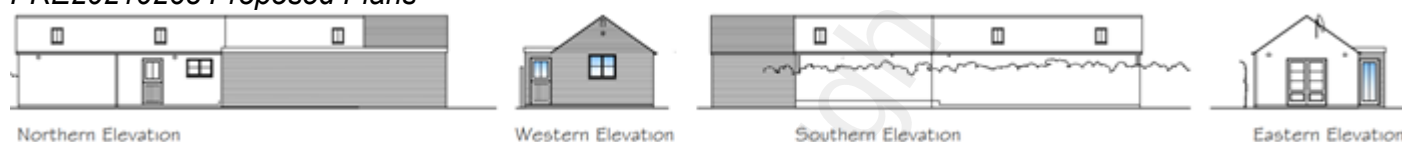
Officer's Analysis

Background

As the planning history shows, the application building was previously in use as an office and in May 2019 planning permission and listed building consent was granted for alterations to the building and its conversion into a one-bedroom residential dwelling (Refs. 20181172 and 20181173).

Prior to the submission of this application, pre-application advice was sought for an extension to the property

PRE20210268 Proposed Plans



Within the advice given the following was stated;

Your current proposal seeks to provide an extension that would incorporate an element with a flat roof. This would be located to the north of the building. This part of the scheme is considered unacceptable as it would detract from the regular form, symmetry and character of this curtilage listed building. It would also have a harmful impact upon the character and appearance of the conservation area.

It was concluded that;

In summary applications for planning permission and listed building consent may be considered favourably if the matters discussed above can be addressed appropriately.

Proposal

The proposal is for planning permission and associated listed building consent for the erection of a single storey front and side extension.

The proposed extension would project approximately 5.43m from the front of the existing frontage, approximately 11.6mm in length and would project approximately 1.16m from the side of the existing building. It would be approximately 2.66m in height to the eaves and 4m to the ridge.

Proposed Elevations



The proposal would result in one additional bedroom, bathroom and hallway to the side.

The principle considerations in the assessment of the applications are:

- Design and visual impact
- The effect of the proposal on the character and architectural and historic interest of Waterditch

- Impact of the proposal on the Hook Green Conservation Area
- Amenity of neighbouring Properties
- Parking and highways

Design, Character and Heritage

The application site is a detached single storey building that lies within the historic curtilage of a property known as Waterditch which is a Grade II listed building and The Stables is therefore listed by virtue of its location within the historic curtilage of Waterditch. The site lies within the rural settlement of Hook Green which is inset from the Green Belt and within the Hook Green Conservation Area, as defined by the Gravesham Local Plan Core Strategy Policies Map.

Policy CS19 (LPCS) requires new development to be “visually attractive, fit for purpose and locally distinctive” and to “conserve and enhance the character of the local built, historic and natural environment”. It also requires new development to “integrate well with the surrounding local area”. In addition, Policy CS19 requires the following:

“...the design, layout and form of new development will be derived from a robust analysis of local context and character and will make a positive contribution to the street scene, the quality of the public realm and the character of the area. Account will be taken of the scale, height, building lines, layout, materials and other architectural features of adjoining buildings.”

As the existing building is a curtilage listed building and the site is located within a conservation area, Section 16 of the NPPF (2021) is also relevant. This sets out requirements relating to conserving and enhancing the historic environment. Paragraph 197 is of particular relevance and states that in determining applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- the desirability of new development making a positive contribution to local character and distinctiveness.*

Policy CS20 of the Council's Core Strategy and saved Policies TC2 and TC3 of the Gravesham Local Plan First Review 1994 are also relevant. Policy CS20 of the Core Strategy places a high priority on the preservation, protection and enhancement of the Council's heritage and historic environment. Policy TC2 of the Gravesham Local Plan First Review 1994 sets out the Council's approach to applications affecting listed buildings. It states that the primary consideration in the assessment of applications involving alterations or extensions to listed buildings or affecting the setting of listed buildings will be the maintenance of the integrity of the original listed building. Proposals will also need to be sympathetic to the listed building in terms of massing, scale, appearance and materials. Policy TC3 of the Gravesham Local Plan First Review 1994 requires that development within or affecting conservation areas will be carefully judged for its impact and will be expected to make a positive contribution to the conservation area.

The proposed extension would be located to the front of the property and would therefore be visible from the streetscene. However, the proposed extension would be set back from the front boundary by approx. 22.68m and due to the existing amenity and parking area to the front, together with the existing boundary fencing, hedging and garden area behind, views would be obscured.

The proposed extension of pitch roof, together with the matching materials of dark stained weather board, black stained timber windows and doors and slate roof tiles, have been designed to respect the existing building and would not detract from the original building or the adjacent listed building Waterditch. Whilst the proposal would bring the built form closer to the front boundary with Wrotham Road, it would still be set back considerably further than the surrounding properties and would not have any further impact on the Hook Green Conservation Area than the existing.

Existing Streetscene



View from Wrotham Road to the side of Waterditch



In respect of character, appearance and heritage, the current proposal has addressed the concerns raised in the pre-application advice response (PRE20210268) and it is therefore considered the proposal is compliant with Policies CS19 and CS20 of the Local Plan Core Strategy and saved Policy TC3 of the Local Plan First Review.

Neighbouring Amenity

The NPPF (2021) states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within 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.

Future Occupiers

It is considered that the proposals comply with the Council's residential layout guidelines and the Technical Housing Standards - Nationally Described Space Standards in terms of the proposed accommodation and retained garden.

With a floor area of 9.45m², the proposed second bedroom would exceed the standards for a single bedroom (standard 7.5m²). In terms of garden area, the retained garden would have an area of 72.13m² and a depth of 12.32m which would exceed the minimum standards laid out within the Residential layout guidelines for a 1-2 bedroom property (37.2m² and 7.6m).

There is no conflict with Policy CS19 of the Core Strategy in respect of the living conditions for future occupants of the dwelling.

Neighbouring Properties

The proposal has been designed to have as little impact on the visual amenity of the area and in addition to this, as little impact on the amenities of the neighbouring properties. The dormer would not afford views over the rear gardens and properties that are not currently had and as such would not result in a detrimental impact in terms of loss of privacy or overshadowing.

Therefore, overall, it is considered that the proposals would not result in a detrimental impact in terms of neighbour amenity. It is noted that whilst there has been neighbour objections to the proposal, none of these relate to impact on neighbour amenity.

Overall, it is considered that due to the height of the extension, location of windows and distance to the neighbouring properties, the proposal would not result in a detrimental impact on the amenities of the neighbouring properties in terms of loss of light, outlook or privacy and would not have an overbearing impact. As such, the proposal would accord with Policy CS19 of the Core Strategy and paragraph 130 of the NPPF (2021).

Parking and Highways

The proposal would not result in one additional bedroom, increasing the property from one bedroom to two. Saved Policy P3 of the Gravesham Local Plan First Review (November 1994) requires development to make provision for vehicle parking in accordance with the Kent County Council Vehicle Parking Standards. These standards require a maximum on-site car parking provision of two spaces for dwellings with two or three bedrooms. The proposed block plan shows parking for two vehicles and with a width of 5.93m and depth of 9.6m, two cars could be comfortably accommodated with additional room for turning. The development would therefore accord with KCC Vehicle Parking Standards, and the proposals would therefore comply with Saved Policy P3 of the Local Plan and Policy CS19 of the Core Strategy.

Any Other Material Planning Considerations

Impact on the landscape

The application site is located within the 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 field in the south, broader irregular shaped fields to the north and narrow lanes and roads lined with hedgerows.

Policy CS12 of the Gravesham Core Strategy 2014 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 front extension due to the property's location within the rural settlement area, will not detrimentally affect the landscape character.

Conclusion

The application has been fully considered and it is recommended that planning permission is granted. The proposal is in accordance with local and national planning policy, is visually attractive, will integrate with the street scene and character of the area, and will safeguard the amenity of future occupiers as well as neighbouring properties.

Conclusion & Recommendation

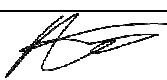
Subject to conditions the proposal would not cause harm to the character or architectural or historic interest of this grade II listed building or the conservation area and is considered acceptable in terms of character and appearance, neighbouring amenity, occupiers amenity and parking.

Recommendation

20211500 – Permission (Planning application)

20211501 – Permission (Listed Building Consent)

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	9 th February 2022	Dated:	18th February 2022