



Delegated Report

Householder Planning Application

Planning Application No: 20221039

Location: 5 Cedar Close Meopham Gravesend Kent

Description: Erection of a single storey rear extension.

Applicant: Miss Kelly Bancroft

Site Visit Date: 11.10.22

Preliminary Matters

The agent was contacted to establish how many bedrooms the property has. On 14.10.22 a response was received stating that 5 Cedar Close is a 3 bedroomed property. Furthermore, on 14.11.22 the agent confirmed that the window in the side elevation facing the neighbouring property is to be obscure glazed.

Submitted Documents/Plans

Application Form;
Site Plan – Existing (received 26.09.22);
Site Plan – Proposed (received 26.09.22);
OS Plan (received 26.09.22);
Elevations – Existing with Floor Plans – Existing and Proposed (received 26.09.22); and
Elevations – Existing (received 26.09.22).

Relevant Planning History

No relevant history.

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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

- SPG2 - 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

Local Ward councillors

No comments.

Meopham Parish Council

No comments were received.

Neighbouring properties

Two surrounding properties were consulted, and one response was received. The consultation period expired on 25.10.22.

The representation neither objected or supported the planning application, but raised privacy concerns due to the window in the side elevation of the proposed extension. The neighbour suggested the window could be obscure glazed. This concern will be assessed in the neighbouring amenity section of this report.

Officer's Analysis

5 Cedar Close is a two storey semi-detached property.



This application proposes the erection of a single storey rear extension.

Design, Character and Appearance

The proposed single storey rear extension creates space for a dining area and WC. It is to have a flat roof and will be constructed using acceptable external materials to match the existing including; brick walls and PVCU/Aluminium windows and doors.

The plans show the extension is to have a depth of 3.54m, a width of 5.72m and a maximum height of 3.81m. The development is to be slightly higher than the existing extension at number 4 and it will be approximately 0.65m deeper. The extension will not be excessively large and is considered subordinate to the main dwelling.

The proposed windows are considered acceptable in terms of overall shape and alignment with the windows at first floor level. The window that is to serve the WC will be conditioned to be obscure glazed. As the extension will not be seen from the street, the development will not have an impact on the character of the street scene. As such, the development is in accordance with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021.)

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth. 5 Cedar Close is a 3 bedroomed property and will exceed both the depth and area requirement post development at 10.56m and 82.74sqm respectively. The RLG (2020) also sets out expected room sizes, and the plans show the proposed WC and dining area comply with the requirements. Therefore, the proposed development is considered to provide acceptable room sizes and garden space to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Neighbouring Amenity

The proposal is unlikely to result in a sense of enclosure, loss of light, or impact the outlook of neighbouring properties by virtue of the existing extension at number 4, the gap between number 5 and number 6, the proposed extension being single storey and the path of the sun.

As aforementioned in this report, a neighbour representation raised privacy concerns due to the proposed side window in the new extension. The agent has confirmed this window will be obscure glazed which will be ensured by condition. As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Any Other Material Planning Considerations

Landscape Character Area

In addition to being inset from the Green Belt, the application site is located within the Meopham Downs Landscape 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.

This area is characterised by gently undulating topography with a mix of arable and pasture farmland, three large settlements located along the A227 and traditional architecture surrounding village greens providing local vernacular. It is unlikely that the proposal for a single storey rear extension at 5 Cedar Close would have a detrimental effect on the landscape character area.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal is unlikely to pose an issue with regards to this constraint.

Conclusion

The proposed single storey rear extension will be constructed using acceptable materials and is subservient to the main dwelling. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours.

The application has been fully considered and is in accordance with local and national planning policy.

Recommendation

Permission

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

Case Officer:	Mrs Lucy Hankin	Team Leader:	Miss Faye Hobbs
Signed:	L Hankin	Signed:	
Dated:	14 th November 2022	Dated:	14 November 2022