



Delegated Report

Householder Planning Application

Planning Application No: 20221047

Location: 30 Hadley Close Meopham Gravesend Kent

Description: Erection of a rear extension and creation of front and rear roof dormers.

Applicant: Mr & Mrs Andrew Hearn

Site Visit Date: 31st October 2022

Submitted Documents/Plans

Application Form

613-01 – Location and Block Plan Existing

613-02 - Proposed Floor Plans

613-03 A – Existing Elevations

613-04 – Existing Floor Plans

613-05 A – Proposed Elevations

613-06 – Proposed Block Plan

Relevant Planning History

Reference	Description	Decision	Decision Date
19820408	Erection of a single storey detached building at the rear of the existing garage to form a utility room	Permitted	22.07.1982
19540298 (TH/6/54/186)	Additions	Permitted	04.08.1954

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

- 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 - no objection providing it meets the requirement of GBC's Householder Extensions/Alterations Design Guide.

Neighbouring properties

7no. surrounding properties were consulted. The consultation period ended on 08 November 2022 and no responses were received.

Officer's Analysis

Description of Site

This application relates to a detached dwellinghouse located in the Meopham Green Rural Settlement Inset from the Greenbelt. The existing dwellinghouse is partially obscured from the road by planting in the front garden. It has an attached garage, a rear dormer roof addition, a flat roof rear extension with conservatory to the rear and a detached outbuilding to the side, behind the garage, connected by a upvc roof canopy between the buildings. The existing dwellinghouse had painted render to the external walls, concrete roof tiles and upvc framed openings.

Proposal

This application seeks planning consent to:

- Demolish the existing rear projection and conservatory.
- Demolish the existing rear dormer roof projection.
- Erect a single storey rear extension.
- Erect dormer roof extensions to both front and rear roof slopes.
- Use proposed external materials to match the existing dwellinghouse.

Summary Information

To be demolished:

	Existing Rear Projection incl. Conservatory (m)	Existing Rear Dormer Projection (m)
Max height	3	1.5 (from roof slope)
Max eaves height	2.4	N/A
Max Width	3.8	4.5
Max Depth	6.26	1.8

To be erected:

	Proposed Rear Extension (m)	Proposed Rear Dormer (m)	Proposed Front Dormer (m)
Max height	3.1	1.9	1.8
Max eaves height	N/A	N/A	N/A
Max Width	9.6	9	6.2
Max Depth	3.8	2.4	2.2

Principle of Development

This application is located in a Rural Settlement Inset from the Greenbelt (Meopham 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 and the Landscape Character Area.

Design, Character and Appearance

It is noted that these works reflect the existing dormers and rear extension on neighbouring property 29 Hadley Close and would be characteristic of the area in that regard. It is also noted that the design and layout of building in the vicinity is varied and so would not be particularly harmful where the scale and appearance of the alterations are appropriate to the residential nature of the area.

The proposed single storey rear extension would extend along the full width of the existing rear elevation without projecting beyond either side. It would have a depth of 3.8m, in comparison the existing rear projecting depth of 6.26. The positioning and size of the extension would be more proportional and subservient in appearance than the existing projection which would be replaced.

The existing rear dormer extension would be replaced with a larger dormer. It would be large but it would be set up from the eaves, under the ridge and in from the sides and on balance would be subservient in scale and position.

The proposed front dormer would be a minor interruption to the front roof slope. It would also be set up and under from the eaves and ridge and in from the sides. The majority of the bulk would be located to the southern end of the roof slope, avoiding interruption of the existing front gable the openings would also be appropriate in scale and would be located to sit vertically above the existing ground floor openings, providing a level of symmetry horizontally.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2021) in terms of design, character and appearance.

Amenity of Future Occupiers

The existing dwellinghouse contains three bedrooms and the proposed development would increase this to a four-bedroom property with larger kitchen and living space to the ground floor.

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

Neighbouring Amenity

There are three adjoining dwellinghouses most likely to be impacted by the development; Curzon Cottage (located to the north west), 31 Hadley Close (located to the north) and 29 Hadley Close (located to the south). There would be no significant alteration to the distances from these dwellinghouses.

To the rear and sides of the rear garden there is a high level of planting and trees at the boundaries, restricting visibility between this dwelling and Curzon Cottage. Therefore, the proposed works would likely not be visible from the perspective of this neighbour. The property is 24 metres away.

The single storey rear extension would be obscured beyond the existing outbuilding, also limiting the visibility of the extension from the viewpoint of 31 Hadley Close.

Given that the existing rear projection lies close to the boundary with 29 Hadley Close as a much deeper extent than the proposed replacement extension and there would only be a minor change in overall height, this extension whilst visible from the neighbour's perspective would be less prominent and overbearing to this neighbour than the existing arrangement, resulting in improvement.

The proposed front and rear dormers would not be large, nor would it extend beyond the existing roof slope, ridge or side elevations and given the design and scale would not be significantly overbearing in terms of bulk and overshadowing on the neighbouring amenity.

The proposed openings would not result in direct overlooking of neighbouring properties. The front and rear openings are obliquely angled and so would not directly overlook the adjoining properties.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014. No representations have been received.

Any Other Material Planning Considerations

Landscape Character

The proposal is for extensions and alterations to an existing property which is located in a built up rural settlement inset from the Green Belt. Although the proposed development would increase the size of the property, it would still retain as a very open site due to the size of the plot and the surrounding garden and as such the proposed development would not be detrimental to the open, rural landscape character of the surrounding area. In respect of landscape character, the proposal is therefore considered compliant with Policy CS12 (LPCS).

Parking Provision

The development would increase the number of bedrooms from 3 to 4. The vehicle space requirements as per SPG 4 - KCC Parking Standards (2006); would increase from 2 spaces to 3 spaces for vehicular parking provision, one space for cycle parking should also be available given the added bedroom. AS it exists the property has a singular garage and a drive, 14.8 metres in length. The minimum size for parking space for cars is 4.8m x 2.4m. There is therefore sufficient space on the drive for approximately 3 cars plus

an additional space in the garage for a single vehicle. Or in this case, 3 cars with adequate space for storage of cycles in place of the spacing for a fourth vehicle. This application therefore complies with the requirement of SPG 4 - KCC Parking Standards (2006).

Conclusion & Recommendation

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:	Ms Lisa Williams	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	9 th November 2022	Dated:	11 November 2022