



Delegated Report

Householder Planning Application

Planning Application No: 20221068

Location: 1 Edmund Close Meopham Gravesend Kent

Description: Construction of a rear dormer extension and conversion of the roof space into habitable rooms.

Applicant: Mrs Sally George

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Site Location Map
- Existing Block Plan
- Proposed Block Plan
- Drawing No: MAD-414-09 (Existing and Proposed Plans and Elevations)

Supplementary Information

- Covering Letter
- Plan showing similar extensions within vicinity.

Relevant Planning History

Reference	Description	Outcome	Decision Date
20211078	Erection of first floor extension over existing garage, erection of a rear dormer, installation of rooflights to the front elevation and conversion of the roof space to form habitable rooms.	Refused	09.12.2021
20211566	Erection of a first floor side extension over existing garage.	Refused	09.02.2022

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 (2021) 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 (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 well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Meopham Parish Council

No comments received.

Neighbouring properties

The application was advertised by way of letter to Seven surrounding properties. The consultation period expired on 26th October 2022 and one representation was received.

The main points raised in the objection were:

- The applicant must agree to cover fees for a surveyor prior to works commencing relating to the party wall act

The comments received are not material planning considerations and will not form part of the decision making process, however should permission be forthcoming an informative will be included relating to the party wall act.

Analysis

Proposal

The proposal seeks the construction of a rear dormer extension and conversion of the roof space into habitable rooms.

The rear dormer will have a width of 4.8m, a height of approx 2.5 and a depth of approx 3.9m, the dormer

will include two windows in the rear elevation which will serve a new bedroom and a shower room. The proposal also shows two roof lights in the front elevation to serve the new room in the roofspace.

Character and Appearance

The application property is a semi detached situated in a rural settlement inset from the greenbelt. The property has been extended previously by way of a porch and a side extension to include a garage and kitchen. There is also a conservatory to the rear which was most likely built under PD.

The proposal seeks to create a dormer in the rear roof slope and allow for the creation of an ensuite bedroom.

The first floor extension will be built in line with the front elevation and the roof will follow the existing ridge. As per SPD4 - Householder Extensions/Alterations Design Guide (2021) a side extension should be set back and set in to avoid the terrace affect. The proposed side extension will result in a bulky extension which is not subordinate to the host dwelling.

It is noted that the adjoining occupier has a similar first floor side extension, however this is set below the ridge and behind the front elevation.

The dormer is acceptably designed and is set away from the eaves and below the main ridge. The fenestration would benefit from being aligned with the first floor windows to give a more balanced appearance, however on balance a refusal on this basis is not considered sustainable to appeal level. The dormer will be finished using tiles which is acceptable.

There are similar dormers within the vicinity so this would not be an out of character addition, furthermore this proposal may have been acceptable without the benefit of planning permission.

The proposal is acceptable and compliant with CS19 of the Local Plan Core Strategy 2014 and SPD4 - Householder Extensions/Alterations Design Guide (2021).

Amenity of Future Occupiers

Post development the garden will retain approx. 105sqm of amenity space which is compliant with the council's technical standards.

The proposed bedroom will also comply with the council's technical standards and so the proposal is deemed compliant with SPG2 Residential Layout Guidelines.

Neighbouring Amenity

The dormer does not include any windows in the flank elevations and it is considered that it will not result in any material harm in terms of loss of light, outlook or privacy to any of the surrounding properties. Furthermore the proposal may constitute permitted development in which case planning consent is not required.

The proposal therefore complies with SPG2 Residential Layout Guidelines (2020) and Policy CS19 of the Core Strategy 2014.

Parking and Highways

The proposal would result in an increase in the number of bedrooms and subsequently requirement for parking, however there is sufficient space on the drive for off road parking for two vehicles in addition to a garage. However Under the adopted standards in SPG 4 - KCC Parking Standards (2006) a parking space should be 5m deep x 2.5m wide, and a preferred garage space for a single car should be 5.5m x 3.6m. The garage internally is a minimum of 5.2m by 2.2m. Therefore the existing garage space would not be fit

for purpose necessarily to accommodate a modern day car and would therefore not probably be used other than for domestic storage.

On balance the proposal is considered to have adequate off road parking.

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 proposal has been fully considered and is deemed compliant with local and national planning policy therefore permission is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	15th November 2022	Dated:	16th November 2022