

Delegated Report

Householder Planning Application

Planning Application No: 20240584

Location: Blackberry Cottage Norwood Lane Meopham Gravesend

Description: Erection of a single storey rear extension.

Applicant: Mr and Mrs Silvester

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: SM480.1 (Existing Plans and Elevations)
- Drawing No: SM480.2 (Proposed Plans and Elevations)

Relevant Planning History

Reference	Description	Outcome	Decision Date
19840690	Erection of a storm porch	Permitted	09.11.1984
19820363	Erection of single storey side extension to form porch and boiler room	Permitted	28.07.1982
19590055	Erection of addition to form bedsitting room	Permitted	11.03.1959

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

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)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Local Ward Councillors - No comments received.

Meopham Parish Council - The application in scope and size appears acceptable given the overall footprint of the plot, whilst the planned changes should not adversely impact the street scene or have a detrimental impact on neighbouring properties. Subject to suitable and acceptable materials being used in the finish I cannot see any reason to object.

Neighbouring properties

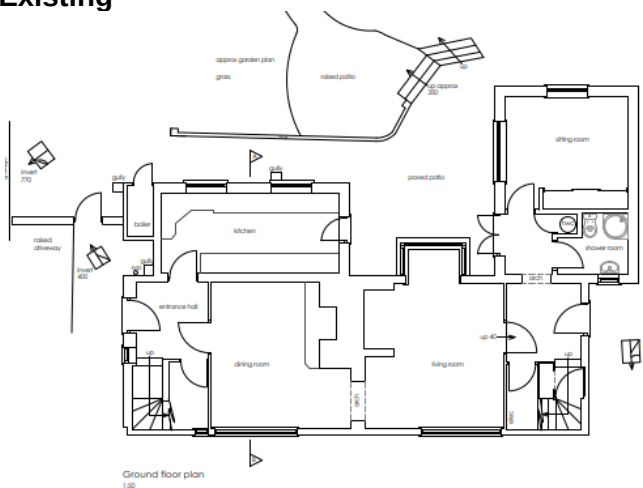
The application was advertised by way of site notice and letters to 6 surrounding properties. The consultation period expired on 05.08.2024 and no comments were received.

Analysis

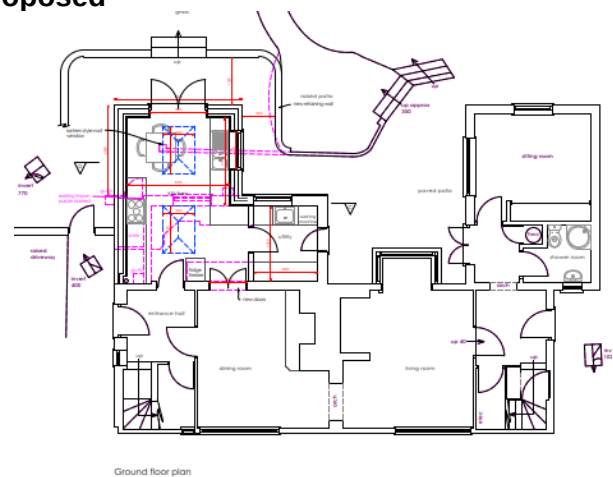
Proposal

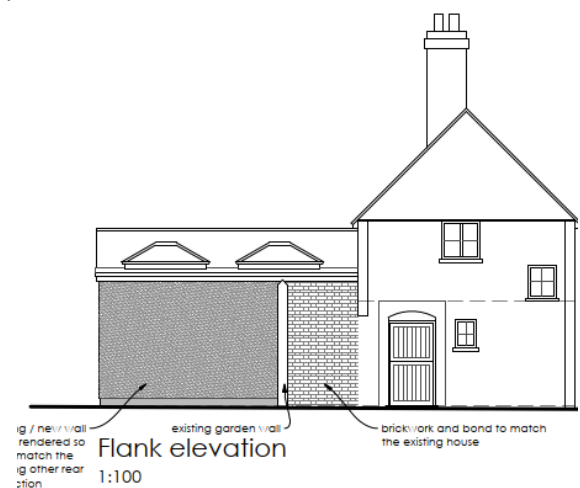
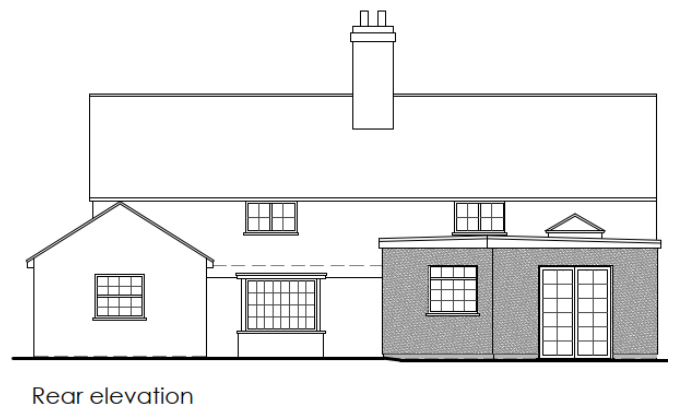
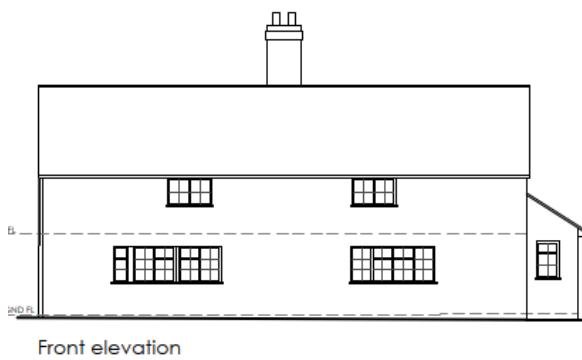
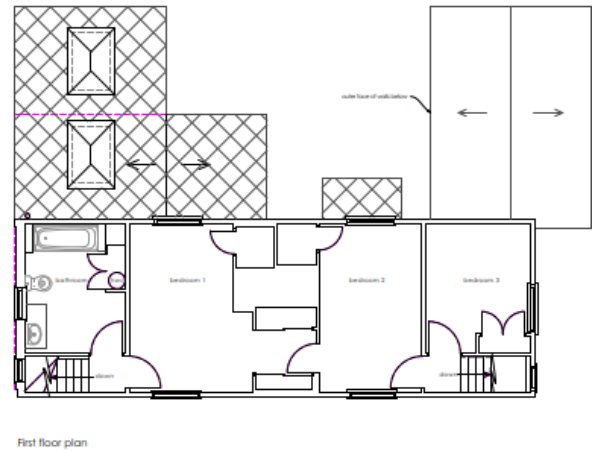
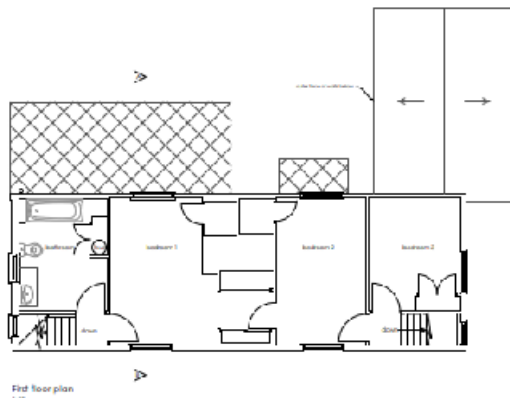
The proposal seeks the erection of a single storey side infill and rear extensions.

Existing



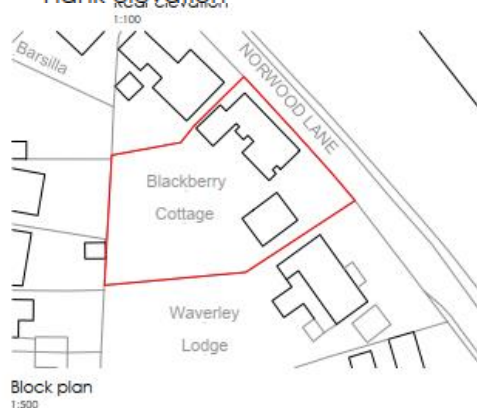
Proposed



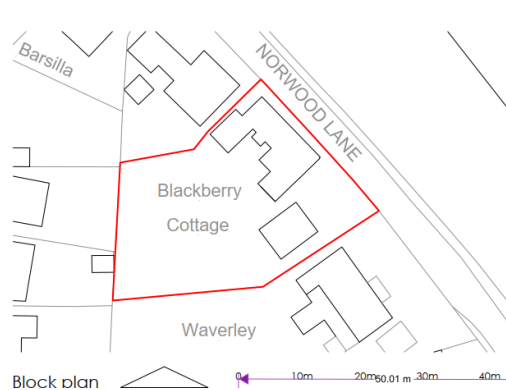




Flank elevation



Flank elevation



Background

The application site has been subject of several planning applications in the past of which none have been built. However there is an extension on the property which appears to have been built without the benefit of planning permission some time ago. Given the amount of time which has elapsed since the extension it would not be something which would be investigated further.

Character and Appearance

The application site is a detached dwelling situated in the Parish of Meopham, the site is located within a rural settlement which is inset from the Greenbelt and a landscape character area.





The property is situated on a substantial plot with the proposed extensions being situated in the southern and western elevations. The proposed infill extension is very minimal and will not harm the character of the area, nor is it harmful to the character of the dwelling. Whilst this infill will be visible from the street scene, given its minimal scale and the fact it will be completed with materials to match, it is deemed acceptable.

The proposed rear extension is minimal with a depth of some 2.8m and in terms of design it will be finished with a flat roof and include a roof light as well as a further roof light in the existing roof, this is not considered to be an out of character or harmful addition. The extensions are modest, appropriately designed and subservient to the host dwelling.

The proposed extensions are compliant with CS19 Local Plan Core Strategy 2014 and SPD4 Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers

Post development there is adequate garden space as the property is situated on a generous plot. The proposed extension will serve an extended kitchen area which will have adequate light and outlook. The proposal safeguards future occupant amenity in line with SPG2 Residential Layout guidelines 2020.

Neighbouring Amenity

The proposed extensions are not liable to harm neighbouring amenity in terms of light and outlook due to the siting of the extensions and the gaps between the properties. The proposed fenestration will not overlook the properties. A condition will be imposed to ensure no further openings are created to safeguard neighbouring amenity. No neighbour representations have been received.

The proposal is therefore compliant with SPG2 Residential Layout guidelines 2020.

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 is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	14/08/2024	Dated:	19 August 2024