



Delegated Report

Householder Planning Application

Planning Application No: 20230917

Location: 1 Cheyne Walk Meopham Gravesend Kent

Description: Erection of dormer extension. Changes to external cladding and roof tiles.

Applicant: Mr Ron Maguire

Site Visit Date: 14.09.23 plus previous recent site visit undertaken

Submitted Documents/Plans

Application Form;
Drawing No. M105 02 001 – Floor Plans – Existing;
Drawing No. M105 02 002 – Elevations – Existing;
Drawing No. M105 02 1250 – Site and Location Plans – Existing;
Drawing No. M105 20 001 – Floor Plans – Proposed;
Drawing No. M105 20 002 – Elevations – Proposed; and
Drawing No. M105 20 1250 – Site and Location plans – Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
19970078	Erection of single storey side extension to form bathroom and utility room.	Permitted	02.05.1997
19870078	Erection of single storey rear extension to form enlarged kitchen dining area and conservatory	Permitted	25.03.1987

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 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 (2023)

- 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);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Meopham Parish Council

We raise no objection to this application, subject to compliance with local planning policy.

KCC – Public Rights Of Way

Thank you for the above application. Having looked at the application no Public Rights of Way are in the area of the area.

Neighbouring properties

Four surrounding properties were consulted, a site notice was displayed on 14.09.23 and the application was publicised in the Gravesend Messenger. The overall consultation expiry date was on 06.10.23.

Officer's Analysis

1 Cheyne Walk is a detached chalet bungalow style property located on the corner junction of Cheyne Walk and Whitehill Road.

The property as viewed from Cheyne walk



This application proposes the erection of a dormer extension in the side roof along with external material

alterations.

Proposed Development

The development would result in external layout changes, the loss of a bedroom at ground floor level and an increase to one of the bedrooms and the bathroom at first floor level.



A full materials schedule has not been provided with the application, however an online search indicates the proposed new tiles and cladding as below:

Existing Dwelling/materials	Proposed Materials as indicated by online search
	Antique red plain roof tiles such as Marley Ashmore:  HardiePlank Cedar Grained cladding in Monerey Taupe: 

Design, Character and Appearance and Landscape Character Area

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area.

Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.*

The property is located within the Meopham Downs Landscape Character Area. 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.

Policy CS12 (LPCS) 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.

Dormer Extension

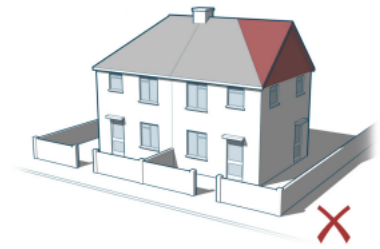
The Design SPD, which was adopted in October 2021, sets out the design expectations for roof extensions:

Roof Extensions

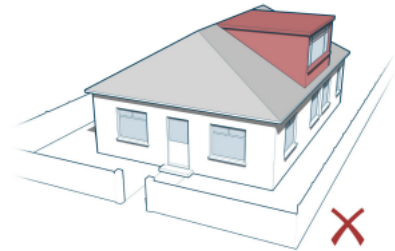
Side roof extensions

10.8 The use of loft space to provide additional accommodation can often provide more space for relatively little cost, using natural light through the use of skylights. Roof extensions, such as dormer windows or box extensions which project out from the roof slope, should be used where there is a need to enlarge the useable floor space within a loft or where they are more characteristic of the area. Extensions and alterations to roofs should be set away from the gables, hips, eaves and ridge of a property and follow the guidance below:

- **Height:** Should be lower than the existing ridge-line.
- **Massing:** Should not wrap around two-sides of a hipped roof unless in special circumstances where it can be justified; this will be judged on a case by case basis. Dormers should not overwhelm the roof slope within which they are to be placed, being sited well clear of the roof edges and eaves.
- **Alignment of Windows:** Should include window position and design which reflects the position, design and character of windows to the lower levels of the host building.
- **Detail:** Large blank facades on dormers can have an overbearing appearance and will not generally be acceptable.
- **Unbalancing:** If proposing a hip to gable roof extension, this should not interrupt or unbalance the pattern of roof form visible from the street.



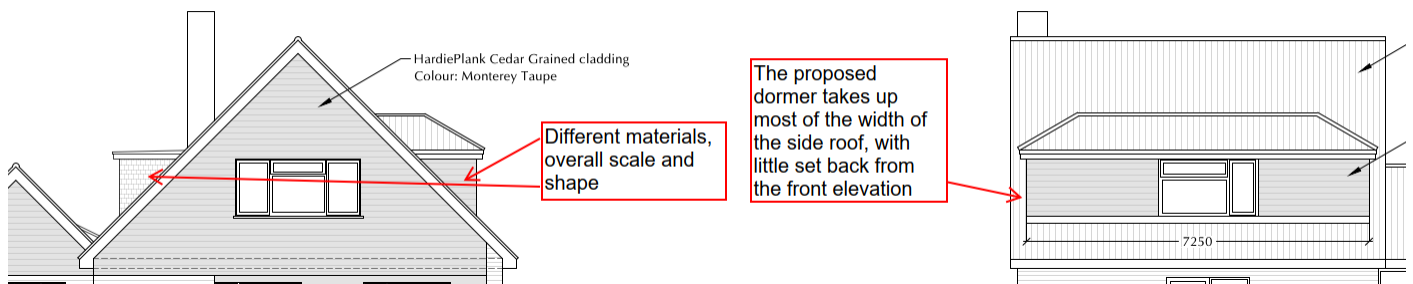
Hip-to-gable extensions that impact the symmetry of houses and the character of the street will be refused.



A dormer with a flat roof which extends from eaves to the ridge of the roof is not considered good design and is likely to be rejected.

The existing dormers of the dwelling are set back significantly from the front elevation which minimises the appearance of the dormer projections and indicates subservience.

The overall scale of the proposed dormer, including the proposed external materials to be used, along with a lack of symmetry, would result in the dwelling having an incongruous and unbalanced appearance. This is not considered to be good design and would instead be detrimental to the character and appearance of the dwelling itself and the surrounding area, as the development would be highly visible from the public vantage point.



Included within the proposed elevation plan for this application is a photo of No. 10 Cheyne Walk as a reference:



Proposal will look similar to No. 10
Cheyne Walk (See image above)

Looking at the planning history and Google images for 10 Cheyne Walk, it appears that the works, in terms of cladding, have been carried out without planning permission at some point since October 2016. It should also be noted that there has not been an approval of planning permission at 10 Cheyne Walk since the adoption of the Design SPD (2021). As such, this would not be a material consideration for the works proposed as part of this application.

It is also noted that there has been a dormer extension at No. 3 Cheyne Walk (permitted under 20190847). Again, this was prior to the adoption of the Design SPD (2021) and there does not appear to be permission for the cladding, which has been carried out some time since October 2016, according to Google images.



Furthermore, the above two sites appear to have largely retained the brown roof tiles; a predominant external material within the local area.

Materials

The Design SPD (2021) includes guidance on materials for proposed development:

Materials

9.9 Extensions should normally be constructed using matching materials to the main dwelling. Matching bricks or render should be used along with similar coursing and pointing detailing and colours. Roof tiles or materials should match the existing in terms of materials, texture, colour and size. Where appropriate, extensions may be constructed of an alternative material if this is consistent with other development in the area and where the extension would still be clearly subordinate to the main dwelling.

The Gravesham Landscape Character Assessment (2009) also highlights the importance of conserving *'traditional character of built environment by drawing on traditional building materials and techniques for new development.'* The proposed external materials included with this application, with particular consideration of the colour palette, would fail to do this and would dramatically alter the appearance of the property. As aforementioned above, brown roof tiles are predominant in the area. A red tiled roof, located on a corner plot would give the dwelling an incongruous appearance. Furthermore, the taupe cladding is at odds with the predominant dark, vertical cladding of the area. Moreover, the dormers would not match in

materials as well as scale. The proposed material choices are not considered to be sympathetic to the existing dwelling and surrounding area.

Overall, the proposal is contrary to Policies CS12 and CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (NPPF) (2023).

Amenity of Future Occupiers

Gravesham's Residential Layout Guidelines (RLG) (2020) set out required room area and garden space, post development. The proposed shower room at ground floor level falls slightly under the requirements at 3.33sqm, however it is noted that there are other facilities available at first floor level. There is to be no increase in bedrooms or reduction to garden space as a result of this development. As such, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Neighbouring Amenity

No neighbour responses were received during the consultation process, however the development has been assessed in terms of neighbouring amenity.

In situ, the proposal would not affect neighbouring amenity in terms of loss of light, privacy, outlook or cause a sense of enclosure. The window in the front of the dormer would serve the hallway/stairs/landing as it does currently. The shower room window can be conditioned to be obscure glazed, and there is sufficient privacy distance between the kitchen and surrounding properties (as per the proposed layout changes). Furthermore, there are no windows proposed in the flanks of the proposed dormer extension. As such, the development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Highways and Parking

There are no highways or parking concerns that arise as a result of this proposal.

Conclusion

The application has been fully considered and is contrary to local and national planning policy.

The proposed development would result in the dwelling having an incongruous and unbalanced appearance which fails to respond to the traditional character of the built environment, to the detriment of the character and appearance of the host dwelling and surrounding local area. As such, the proposal is contrary to Policies CS12 and CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (NPPF) (2023).

Recommendation

Refusal

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

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	24 th October 2023	Dated:	26th October 2023