

Delegated Report

Full Planning Application

Planning Application No: 20221085

Location: Westside Wrotham Road Meopham Gravesend

Description: Demolition of existing two-storey three-bedroom dwelling and erection of two-storey with roof accommodation five-bedroom detached dwelling and associated ancillary garden building, hard and soft landscaping, and associated car parking

Applicant: Mr and Mrs S. Phagura

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form;
- Location Plan, drawing no. 1000;
- Existing Site Block Plan, drawing no. 1001;
- Existing Ground Floor Plan, drawing no. 1010;
- Existing First Floor Plan, drawing no. 1011;
- Existing Loft Plan, drawing no. 1012;
- Existing Roof Plan, drawing no. 1013;
- Existing North and South Elevations, drawing no. 1030;
- Existing East and West Elevations, drawing no. 1031;
- Proposed Site Block Plan, drawing no. 1101;
- Proposed Ground Floor Plan, drawing no. 1110;
- Proposed First Floor Plan, drawing no. 1111;
- Proposed Second Floor Plan, drawing no. 1112;
- Proposed Roof Plan, drawing no. 1113;
- Proposed North and South Elevations, drawing no. 1130;
- Proposed East and West Elevations, drawing no. 1131;
- Garden Building and Elevations, drawing no. 1140;
- Proposed Perspective Views, drawing no. 1150;
- Proposed Sections AA and BB, drawing no. 1120;
- Proposed Sections CC and DD, drawing no. 1121;
- Proposed Sections EE and FF, drawing no. 1122.

Relevant Planning History

Reference	Description	Decision	Decision Date
20180279	Erection of ground floor rear extension.	Approved	12.07.2018
20070928	Erection of a detached three bedroom bungalow.	Refused	07.12.2007
19800486	Details pursuant to GR 79 348 for the erection of a two storey dwelling with garage	Approved	08.07.1980
19790348	Outline application for the erection of a dwelling house with garage	Approved	22.05.1979

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 comment

Meopham Parish Council

Objects to the application due to overdevelopment of the site and the design being out of character within the street scene.

Dickens Country Protection Society

The development represents overdevelopment.

Neighbouring properties

16 surrounding properties were consulted and the overall date of expiration, the deadline to receive representations on the application, was 02.11.2022.

No comments have been received regarding the application.

Officer's Analysis

Site Description

The application site is situated on the western side of Wrotham Road and not far from the Railway Tavern Public House slightly north of the application site on the eastern side of Wrotham Road.

The site is situated between the two existing residential properties which are generally characterised by a hipped roof. The properties directly opposite the application site of a slightly different character, with a front facing gable end design, and indicates there are no prevailing architectural character within the immediate locality. Notwithstanding this, the residential properties along this west portion of the street are generally large dwellings within spacious plots with a level of articulation as a feature of the surrounding properties..

Proposal

The proposed development seeks to demolish the existing dwelling with a replacement of two storey dwelling with roof level accommodation. The replacement dwelling would be a 5 bed property and a single storey rear addition which also proposed to be used as a roof terrace with glass balustrade.

A garden building is proposed to the rear of the application site, which comprises of space for two bedrooms, a living room with kitchenette and shower room.

Principle of development

The application site is located inside the Rural Settlement inset from the Greenbelt (Meopham Downs), within a residential street, the principle of residential development is generally acceptable in principle as acceptable.

Design, Character and Appearance

The existing dwelling is a modest two storey dwelling with 3beds at first floor and has been extended with single storey extensions to the rear and southern flank wall. The existing dwelling measures approximately 7.35 metres in height. The existing dwelling is also setback from the building line of the adjacent properties, by approximately 3 metres and setback from the adjoining public highway to the east of the site boundary by approximately 6 metres.

The replacement dwelling would stand at 8.5 metres tall, 12.6 metres wide and with a depth of 15.3 metres for the two storey element of the proposal and a further 6.3 metres for the single storey rear addition.

By virtue of the increase in first/second floor floorspace, the overall massing and scale of the building appears much larger than the existing dwelling. The existing dwelling is modest and the site is a spacious plot, notwithstanding this, the existing property relates to an adjoining properties in terms of positioning and scale. The proposed dwelling brings the flank wall much closer to the adjoining properties at 1.5 metres to the south and 1 metre along the northern boundary and with a 15.3 metres for the two storey element of the proposal and a 6 metre rear projection, the visual impact of the dwelling would create significant harm in terms of overbearing/overdominant impact to the neighbouring sites.

The overall design of the dwelling is not in keeping with the immediate locality. It has been noted above, the architectural character within the immediate street is not uniform and there is no prevailing character, however, the two properties adjacent to the application site are hipped roofed and two properties to the north of the application site have Victorian character. The residential building to the south comprises of flatted accommodation with a roof form that is consistent Victorian houses to the north. The bay windows also adopt a hipped roof design approach, which the replacement dwelling does not adopt any of these features.

Furthermore, the fenestration proposed would be black timber/metal frames and a square-ish shape to the

front elevation. The external walls of the proposed dwelling would be a chalk white render with blue-black engineering brick work which would be at odds with the immediate area.

Overall, the replacement dwelling would lack articulation in favour of a design that has no consideration for the immediate locality. While there is no consistent architectural character within the immediate location, a number of the properties within the area are period properties which are characterised by a degree of articulation/detailing of the properties. It is appreciated that the site is setback a fair distance from the public highway, in comparison to the properties to the north of the site, the application site is still highly visible from public highway and the dwelling sits at gradient higher than the highway to the east. Therefore, the increase in bulk, massing and height would appear out of character within the immediate street scene.

In terms of the garden room proposed, there are no concerns in terms of overall design.

In light of the design concerns, the proposed development fails to comply with CS19 of the Core Strategy 2014 and also paragraphs 126 and 130 of the NPPF (2021).

Amenity of Future Occupiers / Neighbouring Amenity

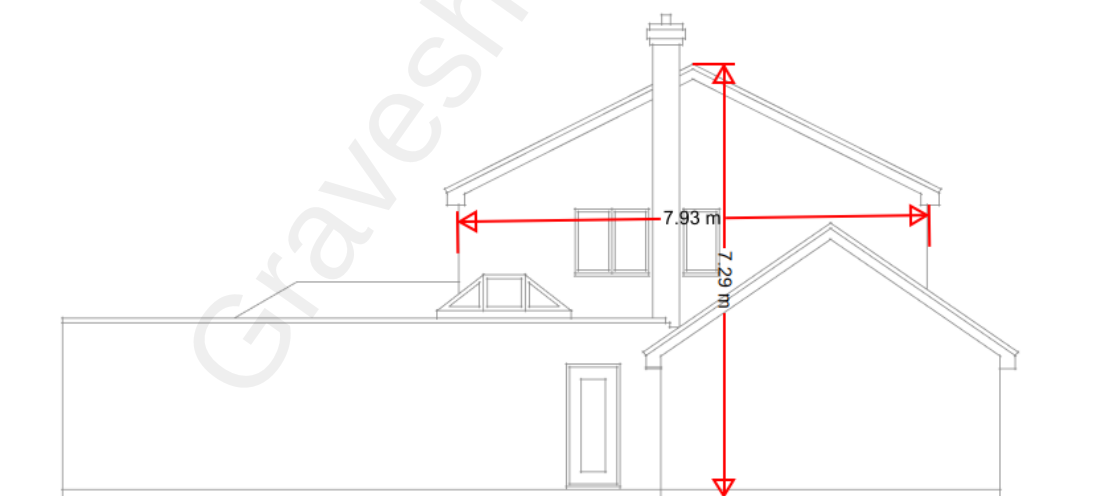
Policy CS19 (LPCS) states that new development will be fit for purpose and will be located, designed and constructed to safeguard the amenity of its occupants and those of neighbouring properties and land. Harm to users of the adjacent properties due to roof terrace.

The proposed dwelling is much larger than the existing dwelling with more bedrooms and, would retain approximately 116 sq.m of private amenity space. For a 5 bed dwelling, the garden space to be retained is in accordance with the Residential Layout Guidelines 2 (2020) and on this basis, it is not considered there would be any additional harms to the amenity or future occupiers of the replacement dwelling.

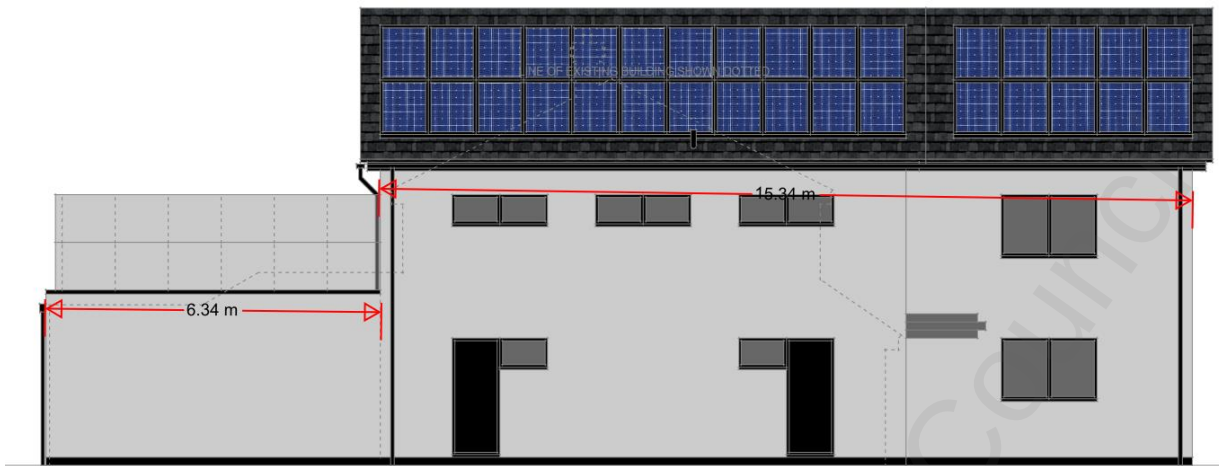
Notwithstanding the above, the design implications have been noted previously, and in terms of the massing of the dwelling and depth of the dwelling along the north/south boundaries is likely to create an overbearing impact and loss of privacy to the neighbouring properties.

Below is a visual comparison between the existing and proposed dwelling.

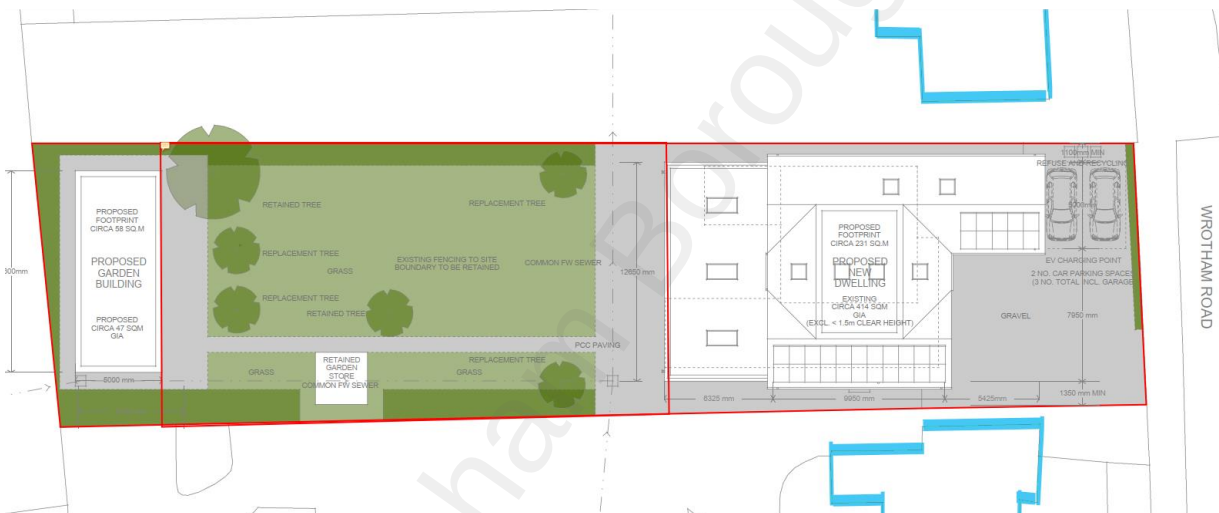
Existing south elevation:



Proposed south elevation



Proposed block plan



In the proposed block plan above, the blue outlines indicate the location of the existing dwellings and, as can be seen, there are a number of windows proposed in the southern flank elevation facing the block of flats at Hook Green Court. The flats to the south of the application site have windows facing the application site and the replacement dwelling has a number of first floor windows serving bedrooms in both the north and south flank elevations. While the property to the northern boundary does not have windows facing the application site, the flats to the south do have windows facing the application site. Furthermore, given how the replacement dwelling would be situated within the application site, the flank windows would also overlook garden space of both sites. The issue of overlooking and loss of privacy is further exacerbated by the use of the ground floor rear addition as a roof terrace with a glass balustrade around the perimeter of the roof of the rear addition.

For reasons outlined above, given the overall design of the dwelling there would significant harms to neighbouring amenity in terms of overbearing impact, overlooking and loss of privacy to neighbouring properties.

Overall, it is considered that the proposal would result in a detrimental impact on the amenities of the neighbouring properties in terms of overlooking, loss of privacy and an overall overbearing impact. As

such, the proposal fails to accord with Policy CS19 of the Core Strategy and paragraph 130(f) of the NPPF (2021).

Other Matters

It is noted above there are no design concerns with the proposed garden building. On review of the garden floor plans of the garden room, it is evident that this building would not be considered ancillary to the host property. The plans indicate that the area would have a GIA of approximately 47 sq.m, but would also have two bedrooms, bathing facilities and a living room kitchen/dining area. Essentially the garden building could easily accommodate two people using the space as living accommodation. Therefore, the proposed garden room cannot be considered incidental to the host dwelling.

Conclusion & Recommendation

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

Case Officer:	Ms Genna Henry	Team Leader:	Richard Hart
Signed:	<i>G.Henry</i>	Signed:	<i>R Hart</i>
Dated:	5th December 2022	Dated:	5th December 2022