

Delegated Report

Householder Planning Application

Planning Application No: 20231055

Location: 18 Cricketers Drive Meopham Gravesend Kent

Description: Erection of single storey side/rear extension.

Applicant: Mr Dan Buckland

Site Visit Date: 29 November 2023

Submitted Documents/Plans

Householder Application for Planning Permission form;
Drawing no. 18-CRICKETERS-DRIVE-01 Rev. B Existing block, roof and location plans and layout and elevations; and
Drawing no. 18-CRICKETERS-DRIVE-02 Rev. C Proposed block and roof plans and layout and elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20200701	Erection of a single storey rear extension and internal works.	Permitted	07.09.2020
20191277	Single storey rear extension with a depth of 6 metres, maximum height of 2.9 metres and eaves height of 2.9 metres.	Prior approval given	15.01.2020

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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- TC7 – Other Archaeological Sites

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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving 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)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Meopham Parish Council

No response received.

Neighbouring properties

The application was publicised by a site notice and to three neighbouring properties by letter. No representations have been received. The overall consultation period expired on 17 November 2023.

Officer's Analysis

Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

The application site is located in the Meopham Downs Landscape Character Area (LCA) and as such, Policy CS12 of the Gravesham Local Plan Core Strategy September 2014 is also relevant. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment will be taken into account in determining applications.

The proposed development would be of a design and materials that would match with the existing building and those in the surrounding area. It would appear subservient to the existing building and the side extension element of the proposal would be set back, with a width (2.4 metres) that is less than half of the width of the existing dwelling (2.75 metres). There was originally a garage to the side/rear which has since been demolished, but still exists at other properties within the street. As such the side extension will not appear out of keeping in the wider street scene.

The application site is located in a village and the proposed development would be within an existing residential curtilage. The proposal would result in an increase in the amount of built development at the site but would not adversely affect the overall landscape character of the surrounding area.

A previous planning permission (reference 20200701) was granted for a 3 metre depth, 3.4 metre maximum height, similarly designed rear extension. This proposal would have a depth of 3.5 metres and a

maximum height of 3.6 metres.

Overall, the proposed development would be appropriate in terms of design and would not have an adverse impact on the character or appearance of existing building or the surrounding area. Therefore, the proposal would be in line with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (September 2014) and the Householder Extensions/Alterations Design Guide SPD (2021).

Amenity of Future Occupiers

The proposed development would retain sufficient rear garden area (128 square metres) and depth (16 metres).

The proposal would result in the loss of an existing external access to the rear garden, but this would not be significantly detrimental to the living conditions of future occupiers and is a personal preference.

In order to prevent a loss of privacy for future occupiers, any proposed bathroom/w.c./en-suite windows should be conditioned to be permanently obscure glazed.

Overall, the proposal would not be detrimental to the amenity of future occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

The closest residential properties to the application site are nos. 16 and 20 Cricketers Drive (located to the north east and south west respectively). No. 11 Cricketers Drive is located to the south across the roadway.

No. 16 Cricketers Drive has a single storey side extension that is located close to the boundary with the application site, within which there are high level windows facing the application site. Due to the proximity of the proposed development and the orientation of the properties, the existing side windows would experience some overshadowing impacts. However, as the extension at no. 16 has other windows/rooflights that provide alternative sources of light, any overshadowing impact would not be so significant as to warrant a refusal of planning permission.

The proposed development would have a depth of 3.5 metres and a maximum height of 3.6 metres and would be located immediately adjacent to the boundary with no. 20 Cricketers Drive. Therefore, there would be some overshadowing impacts to the occupiers of that property. However due to the orientation of the properties and the proposed roof design, it is considered that any overshadowing impact would not be so significant as to warrant a refusal of planning permission.

No windows are proposed to be located in the side elevations of the proposed development and as such, there would be no adverse overlooking impacts to neighbouring dwellings. It is noted that the rear extension element of the proposal would be used as a kitchen. Therefore, in order to prevent any future loss of privacy or adverse noise/odour impacts to neighbours, any planning permission granted should be conditioned to preclude the insertion of any windows or openings (including flues) in the side elevations of the proposed development.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Any Other Material Planning Considerations

The application site is located within an area of multi-period archaeological potential and Groundwater Source Protection Zone 3. However, as the proposed development is within the confines of an existing residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to groundwater or archaeology. As such, the proposal would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials to match existing

Obscure glazing to en-suite/w.c. windows

No openings in flank elevations

Conclusion & Recommendation

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Planning permission subject to conditions is recommended.

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

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	30th November 2023	Dated:	30 November 2023