

Delegated Report

Householder Planning Application

Planning Application No: 20211140

Location: 12 Silver Birch Avenue Meopham Gravesend Kent

Description: Replace existing flat roof of attached garage with a pitched roof to match the Dwelling.

Applicant: Mr Graham Cowley

Site Visit Date: 23rd September 2021

Submitted Documents/Plans

- Application Form Received 22/09/2021;
- Drawing No: 2100-001 (Existing/Proposed Plans, Elevations, Block Plans and Site Location Map) Received 16/09/2021;
- Drawing No: 2100-002 (Existing Site Location Map) Received 16/09/2021;

Relevant Planning History

Reference	Description	Outcome	Decision Date
19750453	Erection of a single storey extension at rear of garage to provide a storage area	Permitted	06.08.1975

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 (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

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places
- Section 15 – Conserving and enhancing the natural environment

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- Gravesham Landscape Character Assessment 2009

KCC - West Kent Public Rights of Way

Public Rights of Way NS273 runs to the west of the site and may be affected by the application and I therefore enclose a copy of the Public Rights of Way network map showing the definitive line of this path for your information.

It is important to advise the applicants that a public right of way must not be stopped up, diverted, obstructed or the surface disturbed and there must be no encroachment on the current width, at any time now or in future. This includes any building materials or waste generated during any of the construction phases. Please note that no furniture or fixtures may be erected on or across Public Rights of Way without the express consent of the Highways Authority.



No objections

The site lies within an area of multi-period archaeological potential. It is unlikely, however, that these proposals will have a significant archaeological impact and have no further comments to make in this case.

The application was advertised by way of site notice and letters to four surrounding properties. The

consultation expired on 15th October 2021 and no comments were received.

Analysis

Proposal

The application seeks the replacement of an existing flat roof on the attached garage with a pitched roof to match the existing dwelling. The proposed roof will be set above the main roof and will be constructed using materials to match the existing dwelling.

Character and Appearance

The application property is a bungalow with an attached garage located within a settlement which is inset from the greenbelt in the Parish of Meopham. The site is also set within the Meopham Downs Landscape Character Area and has Public Right of Way NS273 running behind it. The proposal is not liable to impact the right of way however an informative will be included should permission be forthcoming to ensure that the right of way is not obstructed in any way.

The property was previously extended by way of a single storey extension at the rear of the garage to provide a storage area circa 1975. Besides this the property has not had any further extensions. During the officer site visit on 23rd September 2021 it was noted that some works had already begun on the property.



The proposed roof extension is not an unseen addition in the area as there are other changes to roof profiles on adjoining garages. It is evident that the flat roof garages are prone to leakage and the pitched roof is not only a more attractive addition, it will also provide improved living conditions.

The proposal is a subservient addition which respects the character of the property and is therefore deemed compliant with CS19 of the Local Plan Core Strategy 2014.

Amenity of Future Occupiers

Due to the nature of the proposal there will not be an increase or decrease to amenity space, however the proposal seeks to improve the internal living conditions and so the proposal is considered to safeguard the amenity of future occupiers.

Neighbouring Amenity

Due to the nature of development the proposal will not impact light, outlook or privacy of adjoining occupiers and is therefore considered to be compliant with CS19 of the Local Plan Core Strategy 2014. No objections have been received.

Parking and Highways

The proposal will not affect the existing garage as it will simply replace the roof and as such there are no concerns relating to parking.

Any Other Material Planning Considerations

Impact on the landscape

The application site is located within the Meopham Downs Landscape Character Area.

The proposal would be within the residential curtilage of the dwelling. By virtue of its scale, design and location it is considered that the development doesn't have any detrimental impact on the landscape.

Conclusion & Recommendation

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

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	28th October 2021	Dated:	28 October 2021