



Delegated Report

Householder Planning Application

Planning Application No: 20230007

Location: 21 Cheshunt Close Meopham Gravesend Kent

Description: REVISED Demolition of Outbuilding, Two storey front extension with dormers, first floor extension over garage, convert garage, widen rear dormer, alteration to internal space and new side store.

Applicant: Mrs Rajinder Chahal

Site Visit Date: 22nd February 2023

Submitted Documents/Plans

- Application Form;
- Drawing No: 21CC/A3/04 (Proposed First Floor Plan);
- Drawing No: 21CC/A3/05 (Proposed Elevations);
- Drawing No: 21CC/A3/06 (Existing Block Plan);
- Drawing No: 21CC/A3/07 (Proposed Block Plan);
- Drawing No: 21CC/A3/01 (Site Location Map and Existing Floor Plans);
- Drawing No: 21CC/A3/02 (Existing Elevations) and;
- Drawing No: 21CC/A3/03 (Proposed Ground Floor Plan).

Superseded

- ~~Application Form;~~
- ~~Drawing No: 21CC/A3/04 (Proposed First Floor Plan);~~
- ~~Drawing No: 21CC/A3/05 (Proposed Elevations);~~
- ~~Drawing No: 21CC/A3/06 (Existing Block Plan);~~
- ~~Drawing No: 21CC/A3/07 (Proposed Block Plan);~~
- ~~Drawing No: 21CC/A3/01 (Site Location Map and Existing Floor Plans);~~
- ~~Drawing No: 21CC/A3/02 (Existing Elevations) and;~~
- ~~Drawing No: 21CC/A3/03 (Proposed Ground Floor Plan);~~

Relevant Planning History

No relevant planning history.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure

- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

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

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- 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

“Meopham Parish council raises no objection to this planning application provided it meets with the requirements of GBC’s Householder Extensions/Alterations Guide.”

GBC – Highways Officer

The access is existing, although it will need to be widened to accommodate the improved car parking layout and driveway.

The additional bedroom will require the provision of a secure cycle parking space.

No details are given on how the altered driveway will be drained. As the distance between the highway and the boundary is less than 10 metres it is not possible to install a soakaway and comply with Building regulations. Therefore, the driveway should be formed from a bound permeable material and some block types would permit this, subject to the installation of a suitable sub-base. It may be best to have a suitable condition to ensure the drive is suitable drained.

Neighbouring properties

The application was advertised by way of site notice and letters to 5 surrounding properties. The consultation period expired on 10.02.2023 and two representations were received.

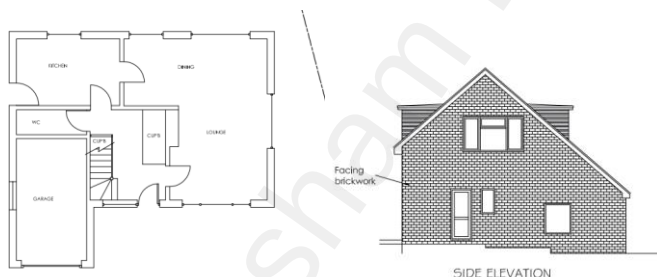
The main points raised were:

- There is a tree within falling distance of the development which is not noted in the submission.
- The building line will be breached and will be visible from a neighbouring property.
- The side elevation would not be very nice to look at given its size and height. Its size would be disproportionate to the neighbouring properties.
- if the current building line will be exceeded by approximately 2m this could adversely effect "feel" of the close. Given its position on the corner this particular property is "key" to setting the "open-ness" of the close.
- the front elevation appears to be further forward than the existing garage I think it should be in line with all other properties and remain within the line of the existing garage to maintain the character of the road; open front gardens with lots of space.
- Loss of privacy to a front bedroom and lounge as a window appears to be towards the front and a double storey extn will make frontage of a neighbouring property feel "hemmed in".
 - A mature conifer in the front garden of a neighbouring property is not shown in the plans and there is concern that this could be damaged due to building works and vice versa (tree roots being blamed for damaging the extn)
 - The close has been over-developed and there are car parking issues, problems with the sewers and drains

Analysis

Procedural Matters

The existing floorplans show that there are two window openings in the flank elevation which serve the garage and a kitchen, however the existing elevations show three windows in the ground floor flank elevation of which one serves the w/c. Should permission be forthcoming the agent would need to rectify the anomaly on the plans.



Proposal

The proposal seeks to demolish an outbuilding and erect a two-storey front extension with dormers, a first floor extension over the garage, convert garage, widen rear dormer, alteration to internal space and new side store.

The first element of the proposal will seek a two storey 5m front extension from the principle elevation of the host dwelling, this extension will also include a first floor extension over the existing garage and a forward projection of 3m from the garage inline with the 5m projection. The extension will include three dormers in the front elevation and the existing garage will be converted into a habitable room. To the northern elevation there will be a single storey side extension which will taper in to the rear along with the plot line.

The extension will have a width of 3.34m to the front and 1.9m to the rear, it will have a depth of 6.2m and include a pitched roof which will have an overall height of 4.8m, it will include a garage door in the front elevation.

To the rear the proposal states that the dormer will be increased in size, however as the eaves are not going to be maintained this is considered to be a part first floor rear extension which will have a width of 4.3m, a depth of 2.45m and a height of approx. 5.5m.

Character and Appearance

The application site is a detached chalet style bungalow with rooms in the roofspace located on a prominent corner plot in a cul de sac within the rural settlement which is inset from the greenbelt. The site is positioned near a conservation area but not within it. The property comprises off road parking and also has an integral garage and an outbuilding to the rear which will be demolished as part of this proposal. The frontage has some soft landscaping which softens the street scene and contributes positively to the character of the area.



Upon entering Cheshunt Close the area is immediately characterised with mature trees and hedging and modest detached chalet bungalows which have front and rear dormers. The application site is particularly important due to its visual prominence upon entry to the cul de sac. The property has not been previously extended, however there are properties within the vicinity which have.



The proposed front extension will disrupt the existing building line and will introduce a significant amount of bulk and massing to this dwelling. The proposed dormers are overly large and prominent would introduce an unattractive addition to the dwelling and the wider street scene. The entire front façade of the property would bear no resemblance to the original bungalow and would appear out of character to the main street scene. It is considered that this will introduce a harmful addition which does not respect the scale of the original property. It is also noted that the proposal will be built in close proximity to an existing tree which may be impacted by this development thus resulting in loss of biodiversity.

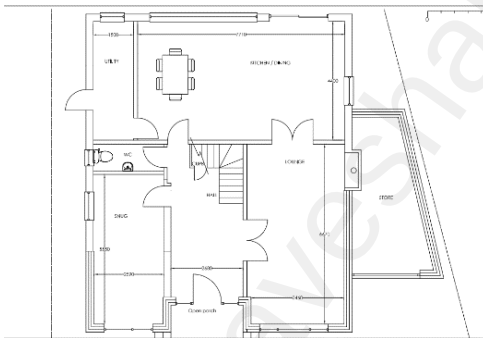
Existing



Proposed



The proposed side extension will add a further amount of massing to the property and would also be within close proximity to a neighbouring properties' conservatory and is considered to have an overbearing and unneighbourly feel Further impact arising from this will be assessed in the neighbouring amenity section.



The proposed part first floor rear extension is unacceptable as fails to constitute good design. It is essentially a two storey flat roof extension (not a dormer) as the eaves have been removed. It will introduce a large area of flat roof which is not encouraged nor supported by the Council. An extract from SPD4 – Householder Alteration and Extensions Guidance (2021) states:

Taller extensions are of greater visibility, and should incorporate roof designs to reflect, tie in with and not overwhelm the main property's roof. Patterns and proportions of windows should reflect the host building and local character

Existing



Proposed



The proposed extensions are a harmful and incongruous addition to the host dwelling which fails to respect the character and appearance of the wider street scene and scale of the host dwelling. The proposal would introduce an unneighbourly form of development and is therefore contrary to SPD4 – Householder Alterations and Extensions Guidance (2021) and CS19 of the Local Plan Core Strategy 2014.

Amenity of Future Occupiers

Post development the rooms sizes in the roof spaces will be as below:

Bedroom 1	16.6sqm
Bedroom 2	13.8sqm
Bedroom 3	12.4sqm
Bedroom 4	12.9sqm
Study	6.1sqm

All of the proposed bedrooms are compliant with the Council's Technical standards, it is noted that there is a "Study Room" within the roof space and whilst not described as a bedroom, it does have potential to be used as a bedroom at some point in the future in which case it falls below the Council's minimum standards which requires a single bedroom to be a minimum of 6.5sqm.

Given the increase to the number of bedrooms from the three to four the requirement for amenity space would increase. The below is an extract from SPG2 Residential Layout Guidelines 2020:

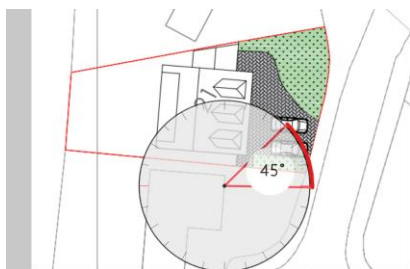
Table 2

Accommodation with :	Minimum garden area (sq. metres)	Minimum depth from rear wall of house (metres)
1-2 bedrooms	37.2	7.6
3 bedrooms	60.0	10.0
4 or more bedrooms	100.0	10.0

As the property will have a minimum of four bedrooms the minimum garden area would need to be 100sqm. Post development (once the outbuilding is removed) the proposed block plan shows a garden area of 114sqm which is compliant with the requirements of SPG2 Residential Layout Guidelines (2020).

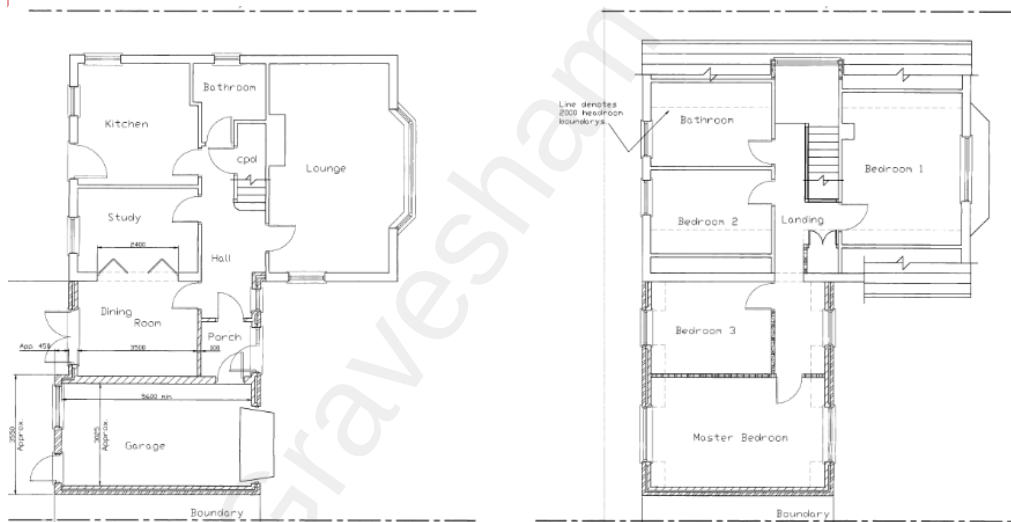
Neighbouring Amenity

In terms of impact on the property known as No.19 Cheshunt Close, due to the path of the sun and due to the position of this property there is no likely harm relating to a loss of light or outlook.



In terms of privacy the proposal shows a window at ground floor level in the flank elevation to serve a w/c however it is unclear if the window opening is new or existing due to a discrepancy on the existing plans and elevations. It is considered that the introduction of such a window would not pose any significant privacy concerns as it is shown as being obscure glazed and could be further conditioned to ensure this is retained should permission be forthcoming. Whilst most of the windows are existing arrangements, the rooms they will serve in some instances will change. The existing garage window will serve a secondary living room which is a habitable room and so consideration must be given as to whether this will impact the neighbouring property as there are windows in the flank elevation of No.19 which face No.21.

Upon investigation, the below plans from a previous planning application at No.19 Cheshunt Close demonstrate that the windows in the flank elevation of No.19 are not habitable rooms and so there is no concern that the privacy of this property will be materially harmed.



Commented [FH1]: Can you be clear that these are floorplans of no.19

It is noted that there are concerns that the proposal will be visible from a neighbouring properties' window however the development would not materially harm outlook or light levels. In terms of the development breaching the existing building line and being within falling distance of a tree, this has been addressed in the design section of the report.

The property located to the North of the application site known as No. 23 Cheshunt Close will experience increased overshadowing as a result of the development as the proposal will introduce a 4.8m single storey side extension which will be positioned in very close proximity to the boundary and approx. 1m away from the neighbouring conservatory. This extension will have an overbearing impact and will diminish the necessary distance between the two properties.



In terms of privacy the proposal will reposition an existing bedroom window, however it is not considered that this would harm privacy any more than the existing arrangement. The lounge window at ground floor level will be repositioned and made smaller, however it will serve a kitchen diner area so this will not add any additional privacy concerns.

The proposed extension will result in an unacceptable loss of light and overshadowing to the existing property at 23 Cheshunt Close due to the lack of space between the properties and would have an unacceptable and overbearing impact. The proposal would therefore fail to provide a high standard of amenity for existing users, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

Parking and Highways

The proposal can accommodate sufficient off street parking despite the loss of the garage, however the submission lacks details on the proposed materials of the driveway and so should permission be forthcoming this would be conditioned to ensure the driveway is constructed using permeable materials.

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

By virtue of the size and design the proposed extensions are a harmful and incongruous addition to the host dwelling resulting in overdevelopment of the plot and would be detrimental to the character and appearance of the property itself and character of the wider area. The proposal would introduce an unneighbourly form of development which would fail to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 130 of the National Planning Policy Framework (2021) and the Householder Extensions/Alterations Design Guide SPD, October 2021.

The proposed extensions will result in an unacceptable loss of light and overshadowing to the existing property at 23 Cheshunt Close due to the lack of space between the properties, and would have an unacceptable and overbearing impact. The proposal would therefore fail to provide a high standard of amenity for existing users, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	28 th February 2023	Dated:	28 February 2023