



Delegated Report

Householder Planning Application

Planning Application No: 20230880

Location: 4 Tradescant Drive Meopham Gravesend Kent

Description: Erection of a first floor side extension.

Applicant: Chris Aujeet

Site Visit Date: 7 July 2023 (for previous application ref. 20230540)

Submitted Documents/Plans

- Application form;
- Location Plan
- Drawing no. LOCPLAN/01 – Location Plan;
- Drawing no. BLOCPLAN/01/A – Existing Block Plan;
- Drawing no. TP/BR/01 – Existing Ground Floor Plan;
- Drawing no. TP/BR/02 – Existing First Floor Plan;
- Drawing no. TP/BR/03 – Existing Roof Plan;
- Drawing no. TP/BR/04 – Existing Elevations;
- Drawing no. TP/BR/06 – Proposed First Floor Plan;
- Drawing no. TP/BR/05 - Proposed Ground Floor Plan;
- Drawing no. TP/BR/07 - Proposed Roof Plan; and
- Drawing no. TP/BR/08 - Proposed Elevations;
- Combined Design and Access/Planning Statement.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230540	Erection of a first floor side extension to form an annex along with part of ground floor level.	Refused Appeal Lodged	17.07.2023
20211427	Conversion of existing garage into a habitable room including front extension and alterations including removal of existing pitched roof.	Permitted	14.04.2022
20210872	Extension to the existing garage and conversion of the garage into habitable rooms.	Refused	02.09.2021
20100318	Erection of single storey side extension to form kitchen and utility room incorporating erection of a front porch.	Permitted	03.06.2010
20010877	Demolition of existing garage and utility room and erection of single storey side extensions to form a utility room and an attached garage.	Permitted	03.01.2002

19770260	Erection of 2 storey rear extension to form lounge and bedroom extension	Permitted	31.05.1977
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Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS14 – Housing Type and Size
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

GBC Highways Officer

The proposed works results in a single bedroom dwelling which can easily be divided from the main property. From the porch it has its own front door or by simply moving the side gate back a couple of metres, the side door into the lounge can become a front door. There is then the stairs which leads from the living area directly to an upstairs bedroom and although this bedroom connects with the rest of the house by a door, this could easily be removed.

The extension and its associated ground floor can be easily separated from the main dwelling at some point in the future, which would mean it would require its own dedicated parking space.

The applicant needs to demonstrate with a suitable dimensioned plan that there are two parking spaces available for the main dwelling and one for the potential one bedroom property.

There is no requirement for cycle parking as the number of bedrooms remains constant.

Alternatively, all external doors with the possible exception of direct access to the rear garden should be closed, so access can only be gained by using a single front door to the main property from inside the porch. There is also the question if two sets of stairs are required, when one is dedicated to a single bedroom which can also be accessed by the main staircase.

If you are minded to approve the application, I would suggest the bedroom can only be occupied ancillary to the occupation of the main dwelling to prevent the property being divided.

Meopham Parish Council

We object to this application as we believe it is inappropriate for the street scene, in addition we believe the application may not meet the requirements of the GBC Householder Extensions/Alterations design guide.

Neighbouring properties

6 surrounding properties were consulted plus site notice – overall consultation expiry date was 06.10.2023 – no comments received.

Officer's Analysis

The application site consists of a two storey detached dwelling situated in Hook Green, Meopham rural settlement inset from the Green Belt. It is also situated in the Meopham Downs Landscape Character Area.

The proposal is for erection of a first floor side extension. Previous application ref. 20230540 was for the erection of a first floor side extension to form an annex along with part of ground floor level. This application was refused on the following grounds:

- 1. The proposed annex would not be ancillary to the host dwelling and would create a unit of accommodation that would not be functionally connected to the residential use of the main planning unit and as such would easily lend itself to separate occupation harmful to the character of the area and amenity contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014).*
- 2. The proposed first floor side extension would not be a subservient addition and in combination with the significant amount the property has already been extended it would result in an overly dominant dwelling which would not respect the scale or character of the original host dwelling nor the streetscene it is situated in but would cause harm. As such in respect of design, character and appearance the proposal is considered contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014).*
- 3. The proposed annex would provide undersized internal space for future occupiers therefore providing poor living conditions for future occupiers harmful to their amenity. As such in respect of design, character and appearance the proposal is considered contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014).*

It therefore needs to be seen in this latest application whether these grounds of refusal have been resolved and also whether all other matters are acceptable or not.

The principle considerations in the assessment of the application are as follows:

Whether the proposed development would be incidental to the host dwelling

This matter relates to ground of refusal no. 1 of previous application ref. 20230540. In that application an

annex was proposed which was not considered to have been ancillary to the host dwelling and would have created a unit of accommodation that would not have been functionally connected to the residential use of the main planning unit. It could have easily lent itself to separate occupation harmful to the character of the area and amenity.

The combined Design and Access/Planning Statement in reference to the matter of use states that the revised plans show that the proposal would be a standard extension, functionally connected to the main house and would be accessible via other existing rooms at both ground and first floor levels.

In looking at a comparison of the existing and proposed floor plans it can be seen that a second staircase is still proposed in the property as well as a second living/lounge. The existing openings at ground floor into what will be the proposed living room are also still proposed which could provide a secondary access into the southern part of the dwelling without having to pass through the main front door. However, the accommodation that would be provided in the proposed extension and the corresponding ground floor accommodation below would now only consist of a living room, bedroom and en-suite and the kitchen element has been removed. The proposal would not therefore provide every principle room that is required for separate accommodation. The plans show that there would be two interconnecting doors to the rest of the dwelling at ground floor and one at first floor. Openings such as these could potentially be infilled at some point in the future and a new unit of accommodation created and therefore in order to prevent that occurring a planning condition would be required, if permission was to be forthcoming, to state that the interconnecting doorways at both ground and first floor must remain in place at all times.

On balance therefore, it is considered that the accommodation that would be provided in the dwelling would be incidental to the host dwelling such that it would not be occupied independently and that conditions would be required to maintain this for the future. In respect of use the proposal is therefore considered compliant with Policies CS14 and CS19 (LPCS) and ground of refusal no. 1 of application ref. 20230540 have been resolved.

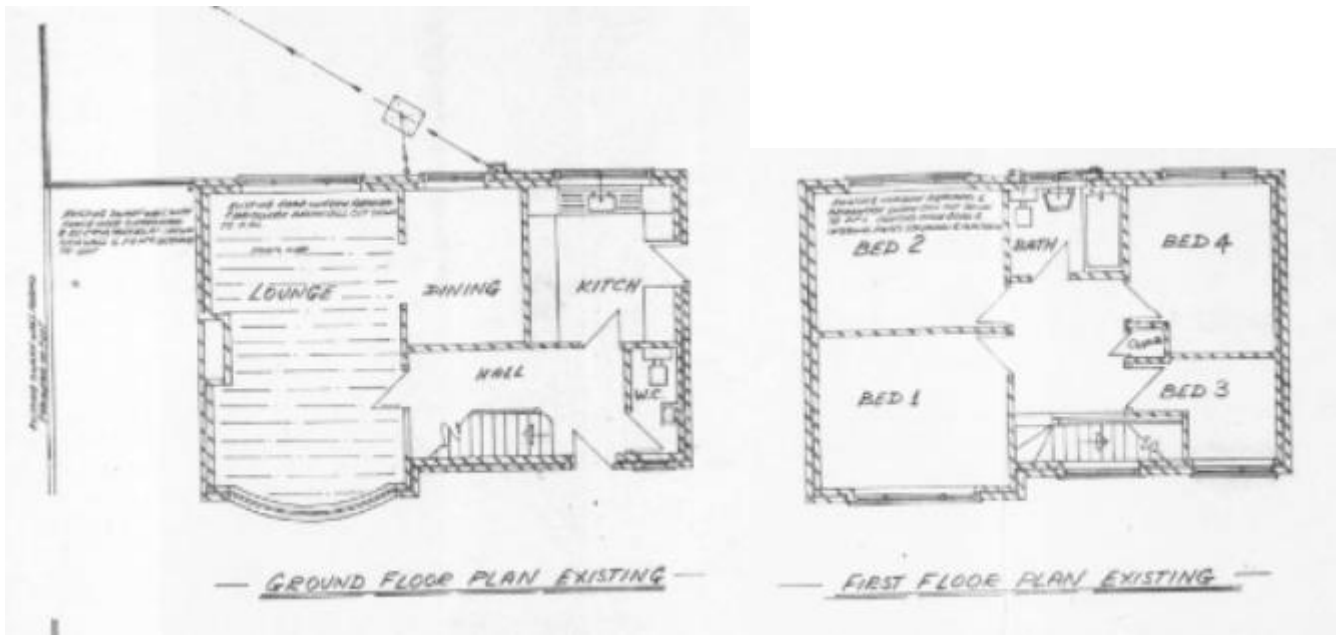
Design, Character and Appearance

This matter related to ground of refusal no. 2 of previous application ref. 20230540.

Tradescant Drive is characterised by detached and semi-detached two and single storey dwellings. Most have single storey elements to their side usually in the form of a garage. No. 4 has been extended with a two storey rear extension permitted under ref. 19770260, a single storey rear extension (no planning history), a single storey attached garage permitted under ref. 20010877 with conversion of the garage including a front extension and alterations including removal of the pitched roof permitted under ref. 20211427 and a single storey side extension permitted under 20100318.

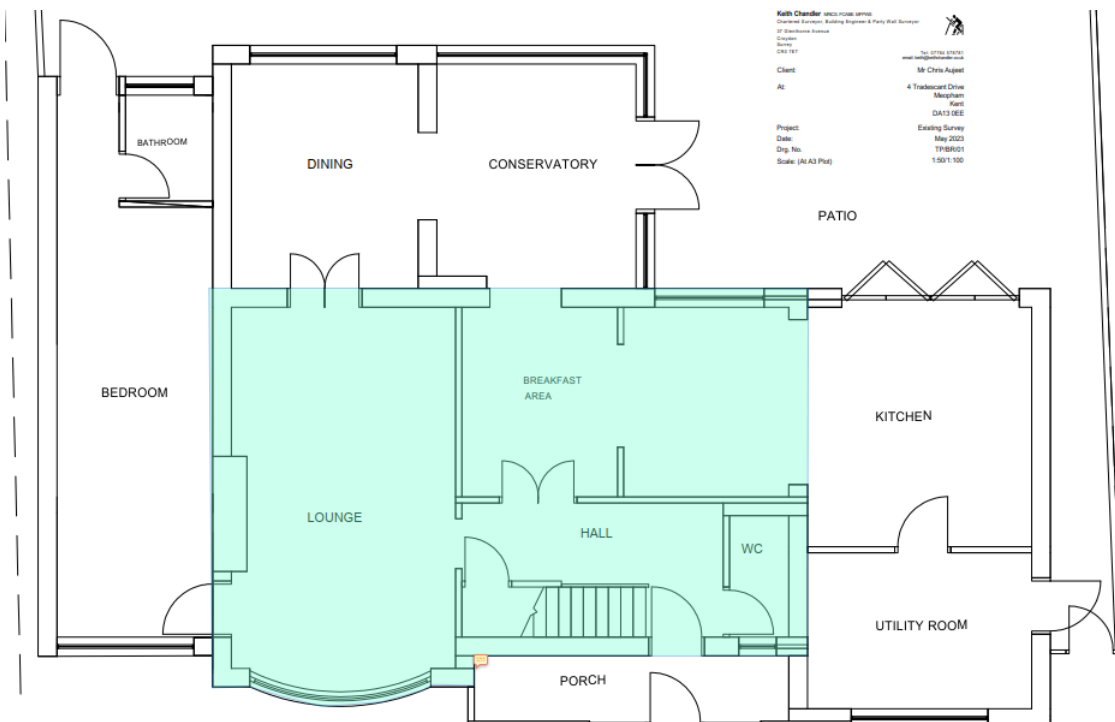
The development of the house and the increase in its size with the extensions that have been added to the property can be seen from a comparison of the original dwelling and the dwelling as it is now:

Original Dwelling (Prior to the two storey rear extension being added under 19770260) [elevations are missing from file]:

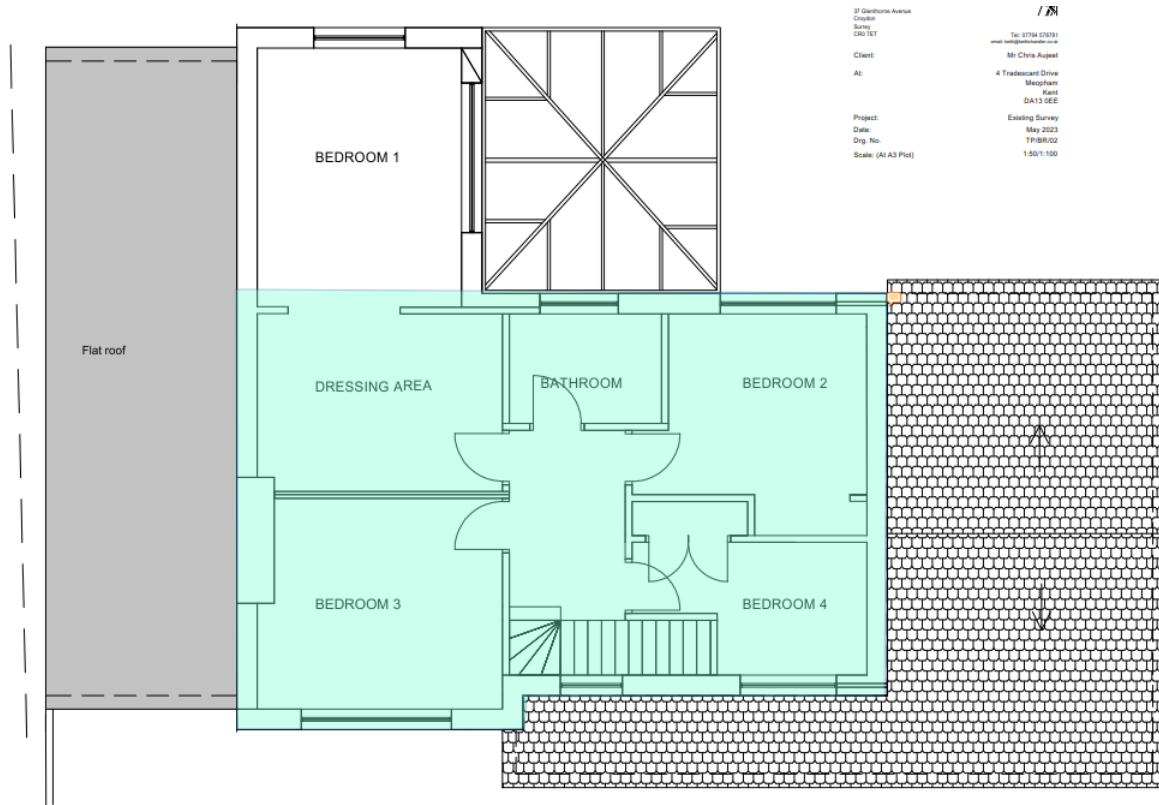


Existing Dwelling (the original dwelling is highlighted in blue for ease of reference):

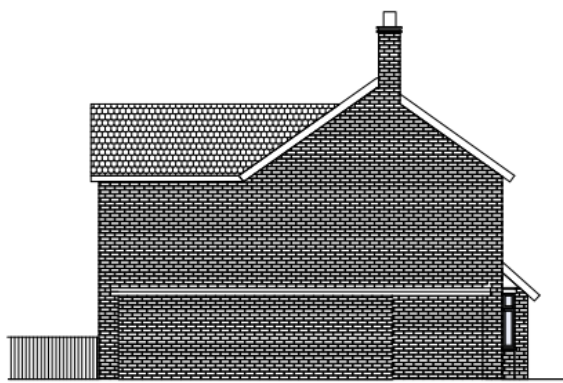
Existing Ground Floor Plan



Existing First Floor Plan



Existing Elevations



SIDE



REAR



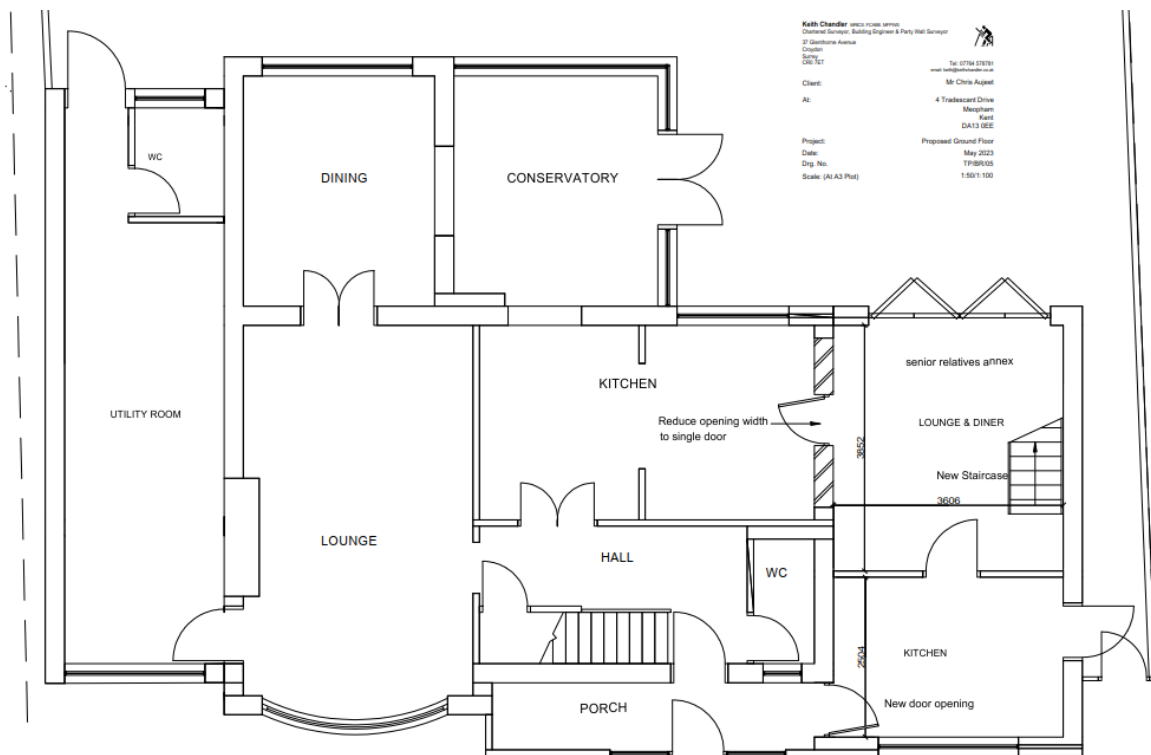
SIDE



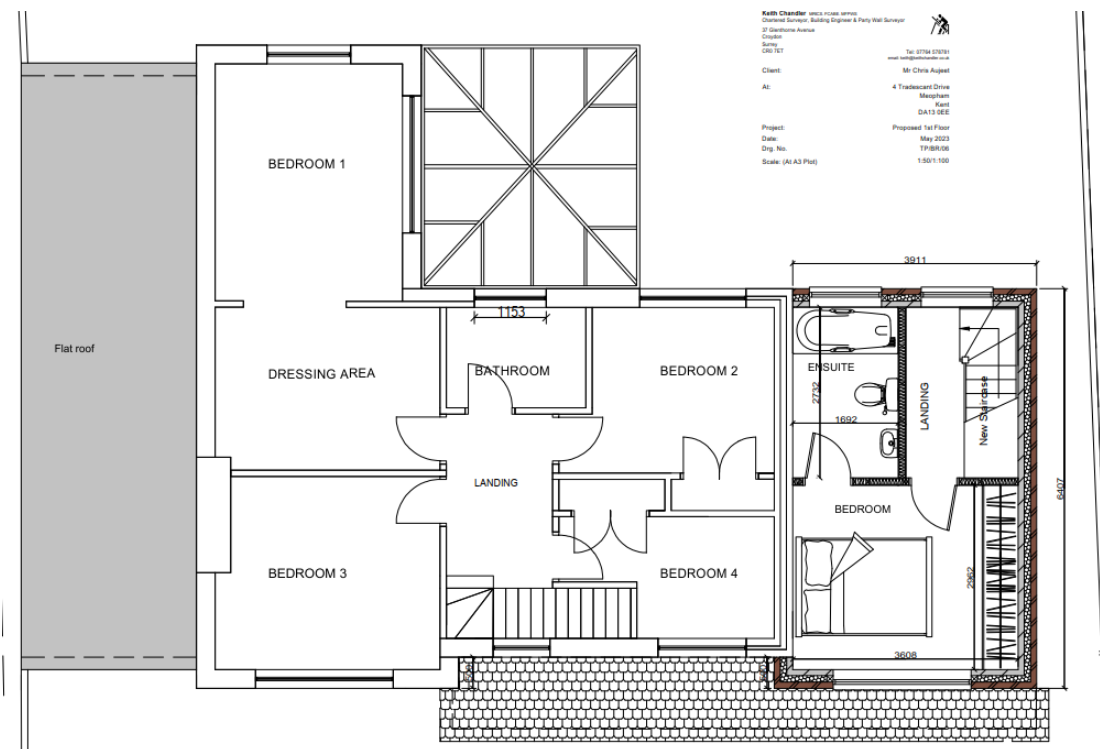
FRONT

1:100
Kath Chandler
Chartered Surveyor, Building
17 Goodwin Avenue

In previous application ref. 20230540 it was proposed to extend the dwelling further with a first floor side extension to form an annex along with part of ground floor level. The plans and elevations are shown below:



PROPOSED GROUND FLOOR PLAN

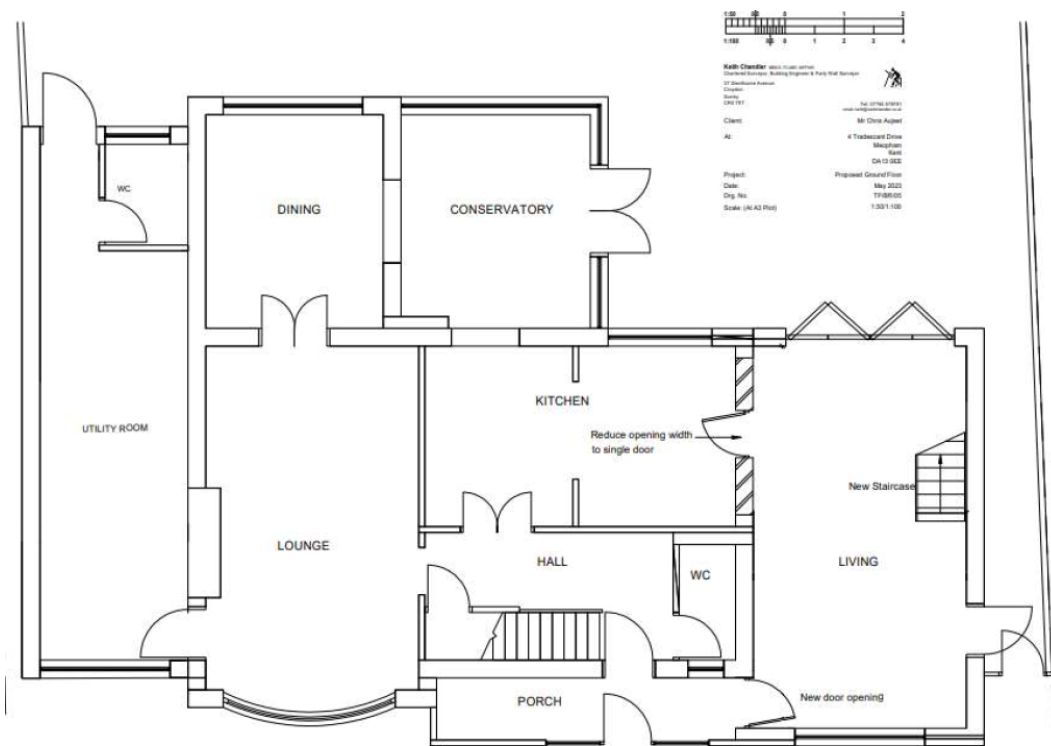


PROPOSED FIRST FLOOR PLAN

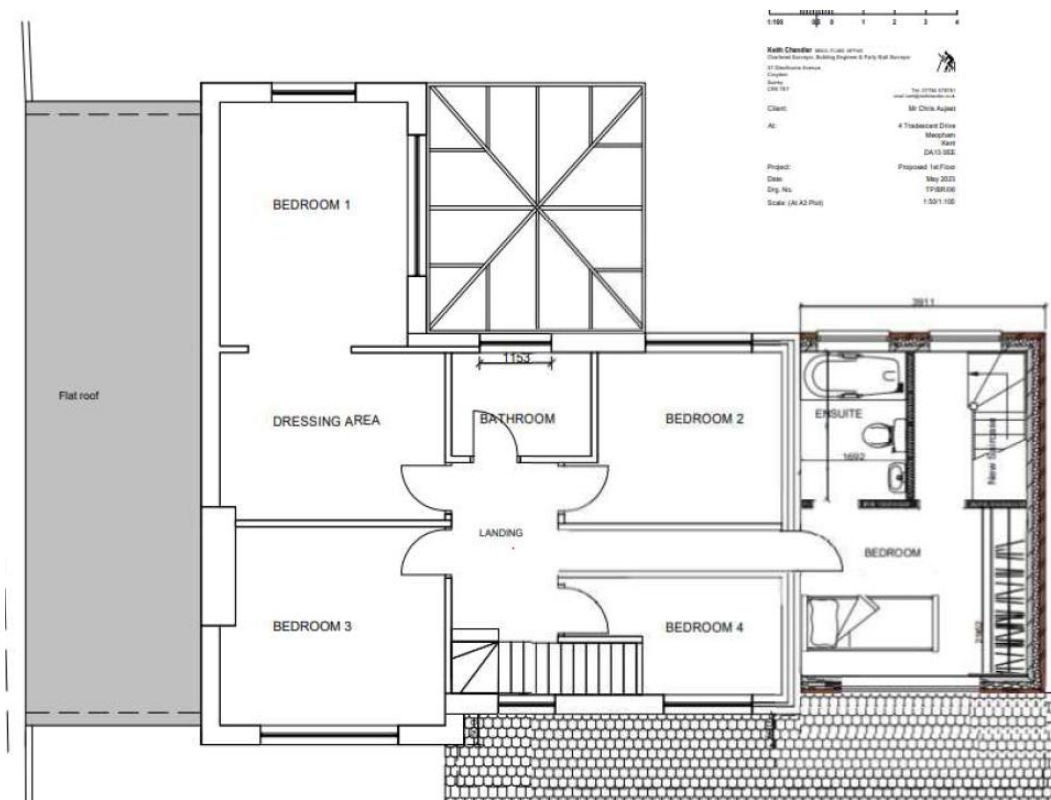


It was considered that the property had already been significantly extended with the previous extensions it has had since it was first constructed and that the proposal would have created an extremely wide dwelling in comparison to the host dwelling with no set down of the ridge or set back of the main front wall. It would also have infilled the last remaining gap at first floor level between the host dwelling and the neighbouring to the south. It was not considered to be a subservient addition and in combination with the significant amount the property had already been extended it would have resulted in an overly dominant dwelling which would not have been respectful to the host dwelling nor the streetscene.

It is still proposed to extend the dwelling further with a first floor side extension above the single storey side extension on the southern side of the dwelling, to form a bedroom and en-suite, the revised proposal can be seen below:



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



In response to character and appearance it is stated in the combined Design and Access/Planning Statement:

The amended scheme has been made subservient to the host dwelling, it would be set down from the existing ridgeline and would be set back from the main front wall of the dwelling to address the Council's previous concerns in this respect.

2.3 The property has been extended in the past, however just because this development would enlarge it further does not necessarily make it unacceptable. No. 2 Tradescant Drive has also been extended substantially with various additions approved in 2001 and 2016 – it is 14.5m wide at first floor level, so would actually be wider than no.4 as proposed (13.5m) – and there is no suggestion that it does not integrate with the streetscene. It is trusted that a similar approach would apply in this instance.

The changes in this current proposal are that the proposed first floor side extension would now be set back 500mm from the front wall and set down 300mm from the ridgeline of the main roof. These changes now help to make the extension subservient to the host dwelling. The property has still already been significantly extended from when it was originally built as evidenced in a comparison of the plans of the original host dwelling and this proposed extension would create an even more dominant dwelling. However, on balance with the set back and set down it is considered the proposal would now meet the design guidance as set out in the Householder Extensions/Alterations Design Guide SPD (2021) for two storey/first floor side extensions and would be a subservient addition which would respect the scale and character of

the original host dwelling and would not impact on the streetscene it is situated in. As such the revised proposal would now be compliant Policy CS19 (LPCS) and in this regard ground of refusal no. 2 of previous application ref. 20230540 has resolved.

Landscape Character

The proposal is for an extension to an existing property which is located in a built up Rural Settlement Inset from the Green Belt. The proposed development would increase the size of the property and in combination with existing extensions would result in a large property. However, although dominant it is considered the proposal would not result in an increased prominence of the existing site in respect of the overall wider landscape given the site is situated in a built up area of the rural settlement of Hook Green Meopham. As such in respect of landscape character, the proposal is compliant with Policies CS12 and CS19 (LPCS) and in line with paragraph 176 of the NPPF (2023).

Amenity of Occupiers

This matter related to ground of refusal no. 3 of previous application 20230540. This was in respect of the proposed annex being undersized against the standards in the Technical Housing Standards (2015) however, as an annex is no longer proposed this is no longer an issue.

The submitted plans show the proposed first floor side extension would form a bedroom and en-suite. The bedroom in the proposed extension would be 9.5 sq. m which would meet the minimum standards for a single bedroom of 7.5 sq. m as set out in the Technical Housing Standards (2015) and 6.5 sq. m in SPG2: Residential Layout Guidelines (2020). The en-suite at 3.9 sq. m meets the minimum standard for a bathroom of 3.6 sq. m as set out in SPG2 (2020).

The property would remain a 5 bedroom dwelling as although a bedroom is proposed in the extension, the existing bedroom at ground floor is proposed to be changed into a utility room, there would therefore be no increase in bedrooms. There would also be no alteration to the existing garden as it would remain at 239 sq. m in area and retain a rear garden depth ranging from 12m to 15.7m which exceeds the minimum standards as set in SPG2 (2020).

In respect of the amenity of occupiers the proposal is therefore considered compliant with Policy CS19 (LPCS) and ground of refusal no. 3 is considered resolved.

Neighbouring Amenity

Due to the proposed first floor extension being located alongside the existing northern flank elevation of the neighbouring property to the south, no. 2 Tradescant Drive, which has no windows or openings within it, there would be no impact on the amenity of no. 2 with regards overshadowing or loss of outlook. There are no windows proposed in the flank elevation of the extension. There are two windows proposed in the rear of the proposed extension but these would serve a landing and en-suite bathroom so would be non-habitable rooms and could be conditioned to be obscured glazed and fixed shut below 1.7m from floor level should permission be forthcoming.

The proposed front bedroom window would be some 25m from the properties opposite therefore no impact with regards overshadowing, loss of outlook or overlooking.

Similarly, in respect of the neighbouring dwelling to the east, no. 2 Dormers Drive, there would be no impact in respect of overshadowing or loss of outlook and no issues regarding overlooking due to the two windows proposed in the rear of the extensions being non-habitable and able to be conditioned to be obscure glazed and fixed shut etc. as above.

In respect of neighbouring amenity therefore, it is considered the proposal would be compliant with Policy CS19 (LPCS).

Parking and Highways Safety

The property benefits from two existing parking spaces to the front each accessed from individual crossovers. The Highways Officer advises that due to the proposed layout a separate dwelling could be created and so a parking space would need to be shown for that as well as two for the main dwelling. However, as described above the proposal is no longer for a separate annex dwelling and so it is considered a third space is not required. The two existing parking spaces are to remain and so there would be sufficient parking provision for the dwelling. Therefore in respect of parking and highways safety the proposal is considered compliant with Policies CS11 (LPCS) and saved Policy P3 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

This re-submitted scheme would now be incidental to the host dwelling, acceptable in terms of character and appearance, and occupier amenity and in these respects has therefore resolved grounds of refusal numbers 1, 2 & 3 of previous application ref. 20230540. The proposal would also be acceptable in respect of neighbouring amenity and parking and highways safety. It would therefore be compliant with local and national planning policy.

Recommendation: Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	25th October 2023	Dated:	25 October 2023