

Delegated Report

Householder Planning Application

Planning Application No: 20230379

Location: Green Hollow Wrotham Road Meopham Gravesend

Description: Erection of single storey rear extension to form larger kitchen and dining area.

Applicant: Mr James Clare

Site Visit Date: Previous Visit

Submitted Documents/Plans

Application Form
Site Location Plan
Existing Block Plan
Proposed Block Plan
MAD-453-07 – Existing and Proposed Floor Plans and Elevations
Cover Letter
Heritage Statement

Relevant Planning History

Reference	Description	Decision	Decision Date
20221066	Erection of a single storey rear extension and removal of part garage and altered fenestration to front elevation	Permitted	29.11.2023
19870783	Erection of double garage with utility room at rear.	Permitted	15.10.1987
19820557	Erection of single storey side extension to form bedroom and lounge and construction of dormers in front and rear roof slope of the existing dwelling and extension to form two bedrooms and shower room.	Permitted	06.09.1982
19480133 (TH/6/48/133)	Erection of a private motor garage - at Green Hollow	Permitted	07.01.1949
19480008 (TH/6/48/8)	Erection of a bungalow and the construction of a means of access.	Permitted	20.08.1948

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
- CS20 – Development affecting Conservation Area

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 - Impact of Development on Highway Network
- TC3 – Development affecting Conservation Area

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)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving sustainable development and well-designed places
- Section 15 – Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

Planning (Listed Buildings and Conservation Areas) Act 1990

- Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Supplementary Planning Guidance

- SPG 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

The public and neighbour consultation period expired on 26th May 2023.

Consultees

Ward Councillors:

No Comment Received.

Parish Council:

Meopham Parish Council raises no objections to this planning application providing it meets the requirements of GBC's Householder Extensions/Alterations Design Guide.

Conservation Officer:

No Comment Received.

Neighbouring properties

4 surrounding properties were consulted and 1 comment which was categorised as neutral was made. Summary of this comment is as follows:

- The plans show the boiler relocated from within the boiler house to the garage, but the fuel type is not specified. If gas fired this could have potential for combustion emissions and fumes to cause nuisance to the occupiers of adjacent property.
- The South wall of the garages is in the property boundary, the wall being part of the boundary division. Additionally, there is less than 900mm separating the two properties at the boiler location.
- Design of the flue to serve the relocated boiler, will therefore need to reflect the restrictions imparted by the proximity of the relocated boiler to the property's boundary, with routing of the flue to discharge through the south wall of the garage across the boundary being precluded by regulation.
- Care should be exercised to identify a practical route for the flue to a compliant point of discharge, observing the proximity of the identified boiler location to immediately adjacent door and window openings and also considering the potential for combustion fumes funnelling along the narrow passage between Green Hollow and the Briars.

Officer Note: Internal alterations on a non-Listed building would not require planning consent. The relocation of the boiler is an internal change which would not require planning consent in this instance. As such, consideration of its impacts would be a non-material planning consideration. Should the applicant decide to introduce a flue, then planning consent may be required. However, this is not indicated on the proposed scheme.

Officer's Analysis

Proposal

This application follows similar application ref 20221066, which was approved for planning consent to convert part of the existing garage at the rear, demolish the existing utility and boiler house to the rear, erect a single storey rear extension and alter the fenestration.

Changes made in this application:

- Rear extension located further to the north west of the rear elevation.
- Rear extension reduced in width and depth.
- Flat roof instead of pitched roof on rear extension.
- Garage Space to remain (No conversion)
- Utility Room to remain
- Fenestration unchanged

Description of Site

This application relates to a detached, two storey dwellinghouse in a residential area, forming part of a Rural Settlement Inset from the Greenbelt and so the site and its wider contexts has a mixed residential and rural character. Although the dwellinghouse provides floorspace across ground and first floor its first floor is served by dormer extensions and has in other areas, a single storey appearance. The existing dwellinghouse used exposed brickwork, brown coloured UPVC window frames and roof tiles.

Summary Information

Proposed

	Proposed Rear Extension (m)	Proposed Garage Retained (m)

Max height	3.4	2.7
Max eaves height	3.0	N/A (Flat roof)
Max Width	4.5	5.7
Max Depth	4	5.05

To be demolished

	Existing Boiler House
Max height	1.3
Max eaves height	N/A (Flat roof)
Max Width	1.14
Max Depth	1.14

The following summary information reflects the approved application ref 20221066, shown for comparison:

Proposed		
	Proposed Rear Extension (m)	Proposed Garage Retained (m)
Max height	4.5	2.7
Max eaves height	2.7	N/A (Flat roof)
Max Width	5.8	2.6
Max Depth	5	5.05
To be demolished		
	Existing Utility (m)	Existing Boiler House
Max height	2.8	1.3
Max eaves height	N/A (Flat roof)	N/A (Flat roof)
Max Width	3.4	1.14
Max Depth	1.3	1.14

Principle of Development

This application is in a Rural Settlement Inset from the Greenbelt (Hook Green, Meopham), where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development.

However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Conservation Area, Landscape Character Area, Visual Amenity (Design, Character, and Appearance), Amenity of Future Occupiers and Residential Amenity of neighbours.#

Conservation Area and Landscape Character Area

The site is also located in the Hook Green Conservation Area where greater weight is placed on the impact to the character of the area. The site is also in the Meopham Downs Landscape Character Area.

No response was received from the Conservation Officer. However, given that the impact on the character of the Conservation Area would be limited as this is a rear extension with limited visibility from the streetscene, it is possible to assess the impact without comments. In this instance, it is considered that given the minimal visibility and the single storey nature, scale and design of the proposed extensions and altered fenestration, it would be appropriate to the context of this Conservation Area subject assurances that the building materials would be of a high quality.

In respect of the Conservation Area, the proposal is considered to be compliant with Sections 15 and 16 of

the NPPF, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, CS20 of the Gravesham Local Plan Core Strategy 2014 and TC3 of the Gravesham Local Plan: First Review (1994).

The Meopham Downs character area appraisal identifies that the condition of the character of the area is good with modest sensitivity requiring a conserve and reinforce approach to this Landscape. Of relevance. The dwellinghouse would use materials to match the existing dwellinghouse. Given that the site is in a Conservation Area and additions are expected to meet the high-quality character of the area, a condition will be included requiring submission of details for the external materials, to ensure the materials would be of an appropriate quality and to ensure that this dwellinghouse continues to positively contribute to the character of this area, which is of a high quality and should be conserved.

The proposal is for extensions and alterations to an existing property which is located in a built-up rural settlement inset from the Green Belt. Although the proposed development would increase the size of the property, it would still retain as a very open site due to the size of the plot and the surrounding garden and as such the proposed development would not be detrimental to the open, rural landscape character of the surrounding area. In respect of landscape character, the proposal is therefore considered compliant with Policy CS12 (LPCS).

Design, Character and Appearance

The proposed extension would be located to the rear with partial visibility of the top part of the roof which would be pitched. The pitch of the roof would be flat with a small pyramid light. Whilst this does not reflect the existing roof, of the main dwellinghouse, it would reflect the low pitch and flat roof section of the garage roof which it would extend beyond and visually sit beside on the rear elevation. As can be seen from the proposed South side elevation, the roof form would have an appropriate appearance in terms of connectivity. As a result the proposed rear extension would be subservient in scale and appearance to the main dwellinghouse.

In terms of the overall scale the proposed extension would not dominate the existing dwellinghouse in footprint. The ridge is lower than the highest part of the dwellinghouse. The eaves sit slightly above the main dwellinghouse. It would improve the design for the eaves to match the main dwellinghouse or be set below. But the difference in eave height would be minor and the harm from this would not be significant. Overall, it is considered that addition would be subservient in scale and design.

As previously stated, the proposed materials should be of a high quality for the context of this site and so a condition would be included requiring details of materials be submitted and approved.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2021) in terms of design, character and appearance.

Amenity of Future Occupiers

The proposed development would not increase the number of bedrooms. It would result in an enlarged kitchen to form kitchen and diner at ground floor. The internal rooms would be compliant with the requirements of SPG2 – Residential Layout Guidelines (2020). Post development the garden will result in sufficient amenity space, and so the proposal adequately safeguards the amenity of future occupiers and would also be compliant with this policy.

Neighbouring Amenity

There are three adjoining neighbours Conifers to the Northeast, The Briars to the Southeast and Elmbank to the Northwest.

The rearmost boundary contains high level planting which obscures views between Green Hollow and Conifers. As such it is unlikely that the proposed development would be visible to the Conifers and so the impact would be limited.

The northwest boundary contains high level planting which obscures views between the side elevations and rear gardens of Green Hollow and Elmbank. The proposed extension is 9.8m from the shared boundary with this neighbour and this neighbour's dwellinghouse is stepped forward of the subject dwellinghouse. Given the boundary treatment, distance and separation between the rear elevations, it is unlikely that the proposed development would be visible, physically impactful or to result in direct overlooking to Elmbank so the impact on this neighbour's amenity would be limited.

The proposed extension would be 6.7 metres from the side elevation of The Briars, a greater distance than the existing separation between the dwellinghouses of 2.7m given that the extension would not extend beyond the side. The Briars also has a rear elevation which is 6.3m deeper than the existing rear elevations of the subject dwellinghouse. The proposed extension would not extend beyond this neighbour's rear elevation. There is brick wall and fencing to the shared boundary with some planting. However, the planting at this boundary is not significant and given the stepped back nature of this neighbour's building its side elevation is visible and prominent from the garden of the subject property. There is also some level of overlook towards the subject property from this neighbour's upper floor side openings. Given the prominence this neighbour's dwellinghouse holds over Green Hollow, the proposed single storey addition, set in from the side elevation would not be overbearing on this neighbour in terms of proximity, scale or bulk. Whilst there would be side openings, this would be at ground floor level, at 600mm above internal floor level and would not directly overlook any windows on this neighbour's side elevation. It is considered that based on these factors the potential for direct overlook would be limited. It is not considered that the proposed works would significantly harm the amenity of this neighbouring property.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Parking Provision

The existing number of bedrooms are 3no. and this would not change. The proposal would retain the existing double bay garage. There is also a drive with available space for parking of 3 vehicles.

Given that the existing number of bedrooms would not change. The existing parking provision requirement as per the SPG 4 - KCC Parking Standards (2006); of 2 would remain unchanged.

The retained drive providing 3 vehicular parking spaces and the retained 2 bay garage would be adequate for a dwellinghouse of this size. The garage could be reasonably be considered acceptable spacing for storage of cycles also, which although not a requirement of this proposal given the lack of increased bedroom, is a positive matter for consideration.

Adequate parking provision is therefore available despite the decrease parking off-road parking provision, in compliance with policies T1 and P3 of the Local Plan First Review 1994 and Policies CS11 and CS19 of the Core Strategy 2014.

Conclusion & Recommendation

The proposed development complies with all relevant national and local planning policies. The recommendation is to approve.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	30th May 2023	Dated:	30th May 2023

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