

Delegated Report

Householder Planning Application

Planning Application No: 20230108

Location: Wisteria Lodge Beechway Meopham Gravesend

Description: Erection of single storey rear extension and internal alterations after part demolition of existing extension.

Applicant: Mr Wray

Site Visit Date: 14th November 2022

Submitted Documents/Plans

Application Form
Site Location Plan
Existing Site Plan
Proposed Site Plan
T02923/1/A – Existing Rear Elevation and Floor Plan
T02923/2/A – Existing Side Elevations and Floor Plan
T02923/3/A – Proposed Rear Elevation and Floor Plan
T02923/4/A – Proposed Side Elevations and Roof Plan

Relevant Planning History

Reference	Description	Decision	Decision Date
20221169	Erection of single storey rear extension and internal alterations after part demolition of existing extension	Permitted	12.12.2023
20160553	Erection of a single storey side extension.	Permitted	10.08.2016
20160553	Erection of new brick boundary walls and erection of a detached double garage.	Permitted	15.12.2008

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 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

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);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Ward Councillors: No comments received.

Parish: *Meopham Parish Council raises no objections to this application providing matching building materials are used.*

Neighbouring properties

10 surrounding properties were consulted and 0 comments were received from members of the public.

Officer's Analysis

	Approved Extension (m)	Proposed Extension (m)	Change (+/-m)
Max height	3.9	3.95	+0.05
Max eaves height	3.4	3.3	-0.1
Max Width	13	8.5	-4.5
Max Depth	4.5	4	-0.5

Principle of Development

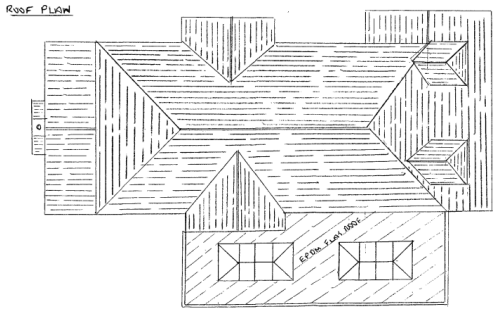
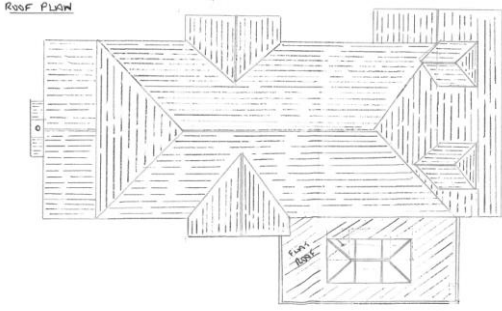
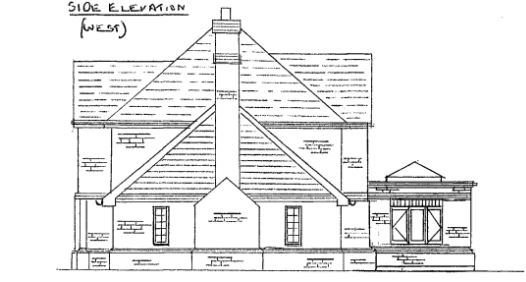
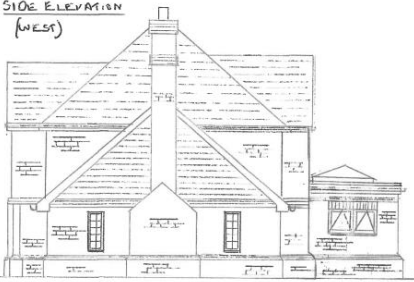
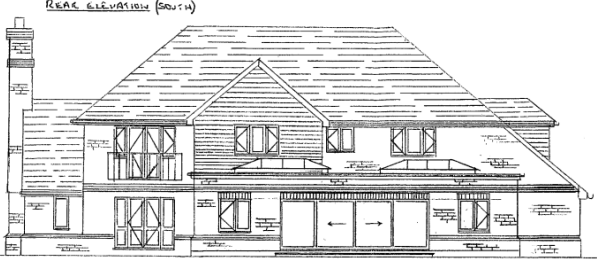
This application is located in the Rural Settlement Inset from the Greenbelt – Hook Green Meopham, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development.

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

It is noted that this application is an alternative scheme to previously approved application ref. 20221169. Therefore, where still relevant, this delegated report will reflect that of the previously approved application.

To provide clarity on the changes made to the scheme between the last approval and the one now proposed, the plans (Not to Scale), have been compared below:

Drawing	Approved 20221169)	Proposed
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Roof Plan		
West Elevation		
East Elevation		
South Elevation		

Design, Character and Appearance

This dwellinghouse is located in a built-up residential area. However, as a Rural Settlement inset from the Greenbelt, development should reflect the rural character that exists in such settlements. It is a large detached dwellinghouse, within a cluster of residential buildings of similar scale, discreetly set back from the main highway accessed via Beechway. It is brick built with wall hung tile elements, concrete roof tiles and upvc framed openings.

The proposed extension in terms of footprint would not be disproportional to the main dwellinghouse. It would be single storey in height, with a flat roof and pyramid light above. The flat roof would be acceptable to the less visible rear elevation and would reduce visual bulk from the addition. Whilst it is unfortunate that the extension would interrupt the existing rear gable element and remove the bay window from the rear, despite this resulting in a less symmetrical appearance and a more cluttered rear elevation, the harm from this design would not be significant in this instance. It is also noted that this new proposal, would now only partially interrupt the rear gable, resulting in an improved appearance to the rear elevation from that scheme. The proposed external materials would use face brick, a flat EPDM roof, aluminium windows, lantern roof and door.

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

On the previous application the intended use of the room created by the approved extension was not clear. However, it has an internal floor area of 45.4m² which exceeds the minimum prescribed limit for any internal room and so this was considered acceptable. In this instance, the proposed extension would clearly result in an enlarged kitchen with an internal floorspace of approximately 58.7m². This would exceed the minimum required floor space for a kitchen.

The rooms meet the required minimum space standards and would continue to have adequate rear garden depth and area as per SPG2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020.

Neighbouring Amenity

The plot has a brick wall and hedging above to the south and east boundaries, and a brick wall to the west boundary. This would likely entirely obscure the view of the proposed single storey extension from the view of all adjoining neighbours. Of note also is that the extension would be pulled in from the existing side elevation and away from the boundaries, the distance would also serve to reduce potential prominence, overbearing bulk or direct overlook alongside the obscuration from the existing boundary treatment.

No neighbour representations have been received.

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

Any Other Material Planning Considerations

Impact on the landscape - The application site is located within Meopham Downs Landscape Character Area. This area is characterised by gently undulating topography with a mix of arable and pasture farmland, three large settlements located along the A227 and traditional architecture surrounding village greens providing local vernacular.

Policy CS12 of Gravesham Core Strategy (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that this single storey extension to the rear of the property will not have any detrimental impact on the landscape due its location to the rear of the property and not being visible from any public vantage points.

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:	28th March 2023	Dated:	30th March 2023