



Delegated Report

Householder Planning Application

Planning Application No: 20211260

Location: Downend Norwood Lane Meopham Gravesend

Description: Application for variation of condition 3 attached to planning permission reference 20210414 for variation of conditions 2 and 8 attached to planning permission reference number 20171263 for the erection of a part two storey and part single storey rear extension to form kitchen/diner with bedrooms over; conversion of the integral garage and erection of a first floor front extension; single storey side extension to form enlarged lounge; alterations to the roof to form rooms in the roof; to allow an increase in the size of first floor window in front elevation and amendments to the fenestration in both east and west flank elevations at first floor level and in west roof slope including installation of new windows and rooflights.

Applicant: Mr Knowlson

Site Visit Date: 3 December 2021

Submitted Documents/Plans

- Application form;
- Drawing no. 1764-50 N – Proposed Plans;
- Drawing no. 1764-51P – Proposed Elevations & Block Plan;

Relevant Planning History

Application No.	Description	Status	Decision
20171263	Erection of a part two storey and part single storey rear extension to form kitchen/diner with bedrooms over; conversion of the integral garage and erection of a first floor front extension; single storey side extension to form enlarged lounge; alterations to the roof to form rooms in the roof.	Permitted	08.03.2018
20190446	Application for a non-material amendment to planning permission reference no. 20171263 to allow alteration to the existing eastern single storey side extension roof.	Permitted	03.06.2019

20210414	<u>_REVISED_</u> Application for the variation of conditions 2 and 8 attached to planning permission reference number 20171263 for the erection of a part two storey and part single storey rear extension to form kitchen/diner with bedrooms over; conversion of the integral garage and erection of a first floor front extension; single storey side extension to form enlarged lounge; alterations to the roof to form rooms in the roof; to allow changes to the rendered finish, slate roof tiles to the whole house and roof lanterns to flat roof of single storey rear extension.	Permitted	12.07.2021
20210978	Application for non-material amendment to planning permission reference number 20210414 to allow the aligning of the first floor with the ground to the front elevation and amendments to the side first floor windows (windows to be sandblasted).	Refused	05.10.2021

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015

- Adopted 1996 – amended June 2020;
- Landscape character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Meopham Parish Council – 27/10/2021

The Parish Council is concerned that the added windows may cause loss of privacy and therefore amenity to neighbouring properties. It would object to this application being granted unless the Planning Authority is completely satisfied that this was not the case.

Meopham Parish Council – 24/11/2021

Following discussion by Meopham Parish Council's Planning Applications Committee; the Council wishes to provide the following response:

In light of the revised description provided to vary Condition 3 for application 20210414 and Conditions 2 and 8 for application 20171263; we wish to re-confirm our existing stance that the Parish Council is concerned that the added windows may cause loss of privacy and therefore amenity to neighbouring properties.

It would object to this application being granted unless the Planning Authority is completely satisfied that this was not the case

KCC Heritage

I have no comments to make with regards archaeological matters in respect of this application.

Dickens Country Protection Society

Objects to proposal as in the Society's view the need for the conditions has not diminished and they should be retained.

Neighbouring properties

18 surrounding properties were consulted with an overall consultation expiry date of 10 December – two objections received the comments of which can be summarised as follows:

- To change the alignment for the first floor and ground floor on the front takes this property out of proportion and style with neighbouring properties;
- Defacing local environment;
- Additional window in flank which has already been installed in west flank has affected their privacy;
- Extension possibly higher than approved?
- Applicant is changing as they go and not going through correct process and consultation with neighbouring properties and not adhering to the approved plans showing one window;
- Objected to original proposals and these amendments do not ameliorate this position at all, therefore still object. This eyesore of a moon landing has been up for over 6 months and these

variations just extend the agony for neighbours.

Non-planning considerations

- Proposal is for financial gain;
- Dissatisfied with Council's stance in letting the development take place, the customer is in charge not the Council

Officer's Analysis

Condition 3 of planning permission reference 20210414 states:

3. *Notwithstanding the provisions of Article 3, and Part 1 Classes A and G of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, or any provision equivalent to those Classes in any statutory instrument revoking and re-enacting that Order, with or without modification, no window, door or other form of opening other than those shown on the approved drawings shall be formed in either flank elevation of the extensions hereby permitted without the prior permission, in writing, of the Local Planning Authority. For the purposes of this condition openings shall include chimneys, flues and the insertion of cover holes for flue extracts.*

Reason *In the interest of residential amenity in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and in order to ensure that any alterations to the permitted scheme may be the subject of a planning application that the Local Planning Authority would wish to determine on its merits.*

The applicant wishes to vary this condition in order to amend the fenestration approved.

The approved fenestration 20210414 is as follows:



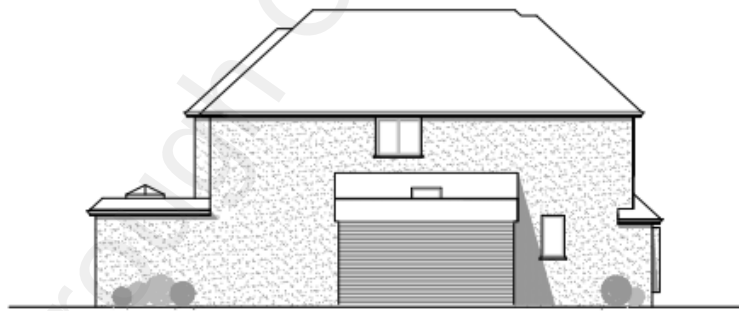
Proposed North Elevation
Scale 1:100



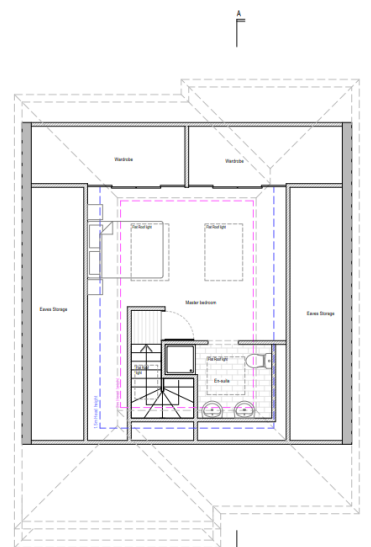
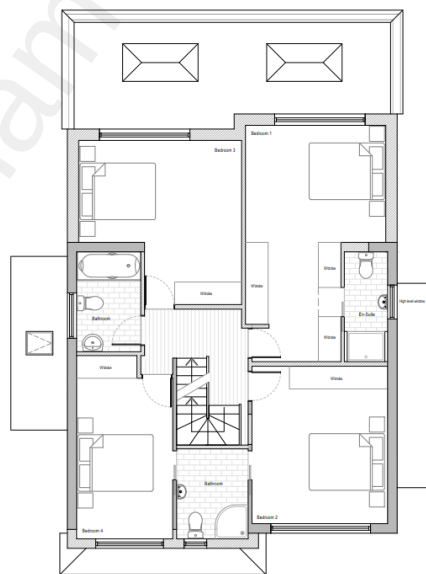
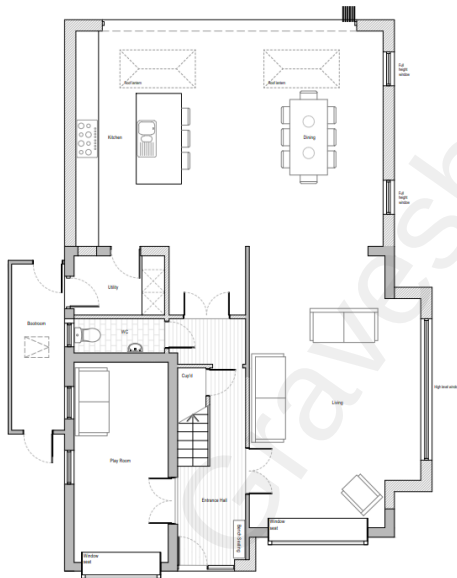
Proposed West Elevation
Scale 1:100



Proposed South Elevation
Scale 1:100



Proposed East Elevation
Scale 1:100



The proposed fenestration is as follows:



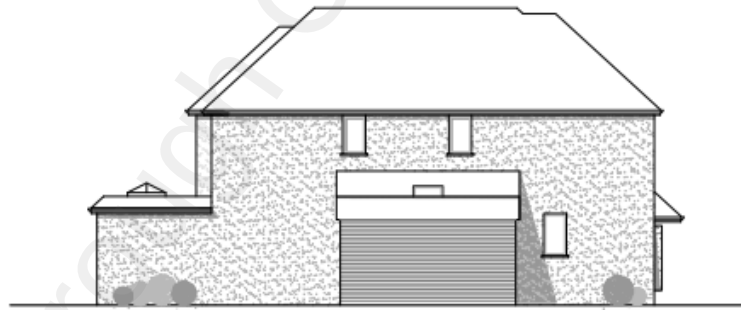
Proposed North Elevation
Scale 1:100



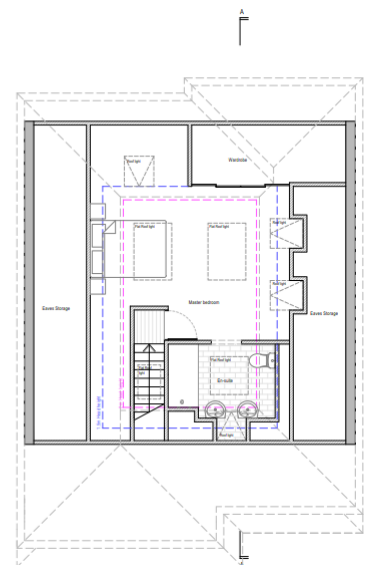
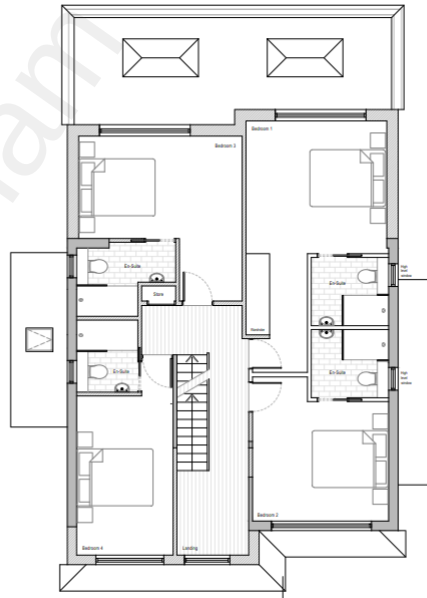
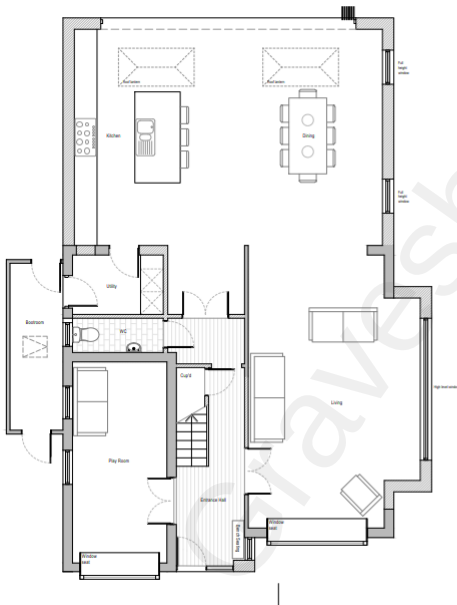
Proposed West Elevation
Scale 1:100



Proposed South Elevation
Scale 1:100



Proposed East Elevation
Scale 1:100



The changes are as follows:

Front north elevation

- Alter existing first floor landing window to a larger opening;
- Installation of rooflight

West flank elevation (facing Elmo)

- Installation of a new window to serve an en-suite
- Installation of two rooflights to serve a bedroom

East flank elevation (facing The Beild)

- Amendment to approved first floor en-suite window to create two separate windows to each serve en-suites.

Rear south elevation

- Installation of new rooflight

Character and Appearance

The alteration on the front elevation from the existing window to a larger glazed area involves an elongated style, a proportion that is not akin to the age or style of property but given that it would line through with the proportions of the door opening at ground floor below, that there are a variety of styles of architecture in Norwood Lane and the property is not or within a designated heritage asset, it is considered that this change to the window proportions and design is acceptable.

The other new windows and rooflights proposed in both flank elevations and rear are of simple standard design and raise no design issues.

Overall in respect of design, character and appearance the proposal is considered acceptable and compliant with Policy CS19 (LPCS).

Amenity of Occupiers

Due to the siting of the proposed windows and the rooms they would serve and location of neighbouring windows and their uses there would be no overlooking to occupiers of the dwelling and in this regard the proposal is compliant with Policy CS19 (LPCS).

Amenity of Neighbouring Properties

The new larger landing window and new rooflight to serve en-suite proposed in the front elevation would raise no issues concerning overlooking to the properties opposite which are approx. 34m away at their nearest point which exceeds the minimum SPG2 standard of 21m and the rooms are non-habitable in any case.

The rooflight in the rear roofslope would cause no overlooking given the nature of it being a rooflight and therefore giving views upwards as opposed to more open views from a window.

In the east flank elevation an en-suite window has been approved at first floor level, it is now proposed to install two smaller windows spaced further apart. The neighbouring property to the east is The Beild which has a dining room window, kitchen door and toilet window in its west flank elevation. The installation of two separate windows set further apart instead of one window to serve the en-suites is not considered to raise any increased overlooking issues over and above the approved single window. The en-suite is a non-habitable room in any case.

In the west elevation there is already a first floor en-suite window approved and it is proposed to add a second window to serve an en-suite. There are no windows in the flank elevation of the neighbouring property to the west, Elmo'. There is considered to be no increased overlooking over and above the approved single window, the en-suite is a non-habitable room in any case. The two rooflights proposed in

the west roof slope would serve a bedroom but given their nature they would have views upwards as opposed to more open views from a window and therefore there would be no overlooking to Elmo which does not have any windows in its flank elevation in any case.

Overall therefore it is considered the revised fenestration would cause no impact on amenity of any neighbouring properties.

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

Overall, the proposal to vary condition 3 to allow amendments to the fenestration of the development approved would be acceptable in relation to design, character and appearance and the amenity of neighbouring properties and occupiers.

In terms of the conditions attached to 20210414:

1. Development shall accord - still relevant but new drawings need to be included;
2. Details of render and slates – not relevant as this condition has since been discharged under ref. 20211016;
3. No additional openings in flanks – still relevant to prevent any further windows being installed;
4. Bathroom windows to be obscure glazed – still relevant, just need to update drawing no.;
5. Lounge and dining room windows in west elevation to be high level and non-openable - still relevant, just need to update drawing no.;
6. Parking condition – still relevant just need to update drawing no.;
7. No balconies etc on flats roofs – still relevant
8. Remove PD for Classes A, B and C – still relevant

Recommendation: Permission

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

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	6th December 2021	Dated:	6 th December 2021