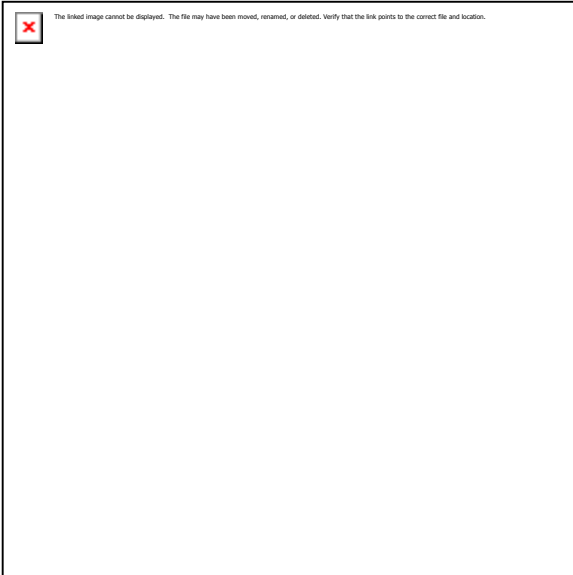




Delegated Report

Householder Planning Application

Planning Application No: 20220229

Location: Tawstock Wrotham Road Meopham Gravesend

Description: Erection of single storey flat roof rear extension Internal reconfiguration of kitchen and living area

Applicant: Mr Chris Stephenson

Site Visit Date: Desktop including photos from agent

Submitted Documents/Plans

- Application form;
- Drawing no. 3774-01 – Site Location Plan and Existing Block Plan;
- Drawing no. 3774-02 – Existing Floor Plan;
- Drawing no. 3774-03 – Existing Elevations;
- Drawing no. 3774-04E – Proposed Floor Plans;
- Drawing no. 3774-05C – Proposed Elevations; and
- Drawing no. 3774-06A – Proposed Block Plan.

Relevant Planning History

None.

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
- 15 – Conserving and enhancing the natural environment

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

KCC Heritage

The site lies within an area of multi-period archaeological potential. However, it is considered unlikely that these proposals, immediately adjacent to the existing dwelling, would have a significant below-ground archaeological impact.

Meopham Parish Council

The Parish Council raises no objection to this application.

Neighbouring properties

16 surrounding properties were consulted – the overall consultation expiry date was 20 May – no responses received.

Officer's Analysis

The application consists of a two storey semi-detached dwelling situated on the western side of Wrotham Road. It is situated in Hook Green, a rural settlement inset from the Green Belt, Meopham Downs Landscape Character Area and in an Area of Archaeological Potential.

Design, Character and Appearance

The application site is a corner property whose front elevation faces onto Wrotham and its side elevation faces onto New Road. The property has a single storey rear extension with a flat roof which extends the

full width of the rear elevation and is 3.7m in depth. The proposal is to further extend the single storey rear extension with a further extension of 3m in depth. The extension would be the same height as the existing (2.7m) and continue the flat roof and would be the same width although would be slightly angled to retain access through to the rear garden. The extension would result in a combined single storey rear extension depth therefore of 6.7m. This is a fairly deep extension however the depth of the original dwelling is 8m so the extension would not be any deeper than the original host dwelling and so could still be said to be subservient to it in scale. It would be of flat roof design to a height of 2.7m and so would be a modest low level extension. It is also noted that the adjoining semi-detached dwelling Chidcot has had a single storey rear extension with a conservatory on the back of it and so the depth of extensions on the back of Chidcot measures some 7.2m in total. The extension hereby proposed would be 500mm less in depth than the extensions at Chidcot. The materials for the proposed extension would match the existing dwelling. The proposed extension is considered acceptable in terms of scale and appearance. Due to its low level nature and existing boundary treatment the extension would not have any impact on the streetscene from New Road. In respect of design, character and appearance the proposal is considered compliant with Policy CS19 (LPCS).

Landscape Character

The proposal would result in the property extending the existing single storey rear extension to a further depth of 3m but due to the property being located in a built up rural settlement inset from the Green Belt it is considered the proposal would cause no additional impact on the surrounding landscape character. In this respect the proposal is considered compliant with Policy CS12 (LPCS).

Amenity of Occupiers

Existing garden area and rear garden depth = 190 sq. m and 29m
Proposed garden area and rear garden depth = 167 sq. m and 25.6

The proposed garden area and depth would still exceed the minimum garden area and rear garden depth set out in SPG2 and in respect of the amenity of occupiers the proposal would therefore be compliant with Policy CS19 (LPCS).

Neighbouring Amenity

Due to the scale of the proposed extension and the length of existing extensions at the neighbouring property to the south, Chidcot which would still be deeper than that proposed here, the extension would not cause any impact on Chidcot. Due to the scale of the proposal and there being no immediate neighbour to the north with there being New Road in between there would be no impact on the nearest neighbours to the north at Hook Green Court. In respect of neighbour amenity the proposal is considered to compliant with Policy CS19 (LPCS).

Parking and Highways

The proposal would not add any bedrooms, as such there is no requirement for any parking provision, it is considered there would be no impact on parking or highway safety from the proposal. In respect of parking and highway safety the proposal is considered compliant with saved Policy P3 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal is considered acceptable in respect of design, character and appearance, landscape character, occupier and neighbour amenity and parking and highway safety. As such the proposal is considered compliant with local and national planning policy and permission is recommended.

(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 May 2022	Dated:	26 May 2022