

Delegated Report

Householder Planning Application

Planning Application No: 20240629

Location: 7 Denesway Meopham Gravesend Kent

Description: Erection of a two storey side extension with hipped roof extension, single storey rear extension with rooflights and additional Juliet balcony on the first floor, erection of a porch, widening of existing driveway, demolition of the garage with new replacement garage to the front, new fencing in the rear and creation of new patio area.

Applicant: Mr Mark Belham

Site Visit Date: N/A – visit undertaken previously by case officer for 20231312

Procedural Matters

Upon assessment of the original submission, it was noted there were measurement discrepancies between the floor plans and elevations. In addition, there were concerns with the design of the proposal whereby the eaves and fenestration of the extension would be severely at odds with the existing property, resulting in an unsympathetic and incongruous addition which would be considered contrary to the development plan. As such, the applicant was contacted and given the opportunity to amend the proposal. Revised plans were received by 18.09.24 with neighbour reconsultation carried out. To allow time for these amendments to be made and the reconsultation period to be carried out, an extension of time was agreed until 3rd October 2024.

Description Clarification

Only part of the side extension is two storey. The extension is part single storey, part two storey.

Submitted Documents/Plans

Application Form;
Block Plan – Existing (received on 15.07.24);
REVISED PLANS Block Plan Proposed (received on 18.09.24);
Site Location Plan (received on 15.07.24);
Drawing No. 1 Rev 3 - REVISED PLANS Front Elevation – Existing;
Drawing No. 2 Rev 3 – REVISED PLANS Front Elevation – Proposed;
Drawing No. 3 Rev 3 – REVISED PLANS Side Elevation – Existing;
Drawing No. 4 Rev 3 – REVISED PLANS Side Elevation – Proposed;
Drawing No. 5 Rev 3 – REVISED PLANS Rear Elevation – Existing;
Drawing No. 6 Rev 3 – REVISED PLANS Rear Elevation – Existing;
Drawing No. 7 Rev 3 – REVISED PLANS Plan View – Existing;
Drawing No. 8 Rev 3 – REVISED PLANS Plan View – Proposed;
Drawing No. 9 Rev 3 – REVISED PLANS Ground Floor Plan – Existing;
Drawing No. 10 Rev 3 - REVISED PLANS Ground Floor Plan – Proposed
Drawing No. 11 Rev 3 – REVISED PLANS First Floor Plan – Existing; and
Drawing No. 12 Rev 3 – REVISED PLANS First Floor Plan – Proposed.

Superseded Documents/Plans

~~Plan View—Existing (received on 15.07.24);~~
~~First Floor Plans—Existing and Proposed (received on 15.07.24);~~
~~Front Elevations—Existing and Proposed (received on 15.07.24);~~
~~Ground Floor Plans—Existing and Proposed (received on 15.07.24);~~
~~Block Plan—Proposed (received on 15.07.24);~~
~~Plan View—Proposed (received on 15.07.24);~~
~~Rear Elevations—Existing and Proposed (received on 15.07.24); and~~
~~Side Elevations—Existing and Proposed (received on 15.07.24).~~

Plan Note

The block plans are indicative only. Sufficient information has been provided in terms of floor plans and elevations in order to be able to determine the application.

Relevant Planning History

Reference	Description	Decision	Decision Date
20231312	Erection of a two storey side extension with subservient hipped roof extension, single storey rear extension with rooflights and additional Juliet balcony on the first floor, erection of a porch, widening of existing driveway, demolition of the garage with new replacement garage to the front, new fencing in the rear and creation of new patio area.	Permitted	18.04.2024

Preliminary Matters

This application follows the approval of application 20231312 (*Erection of a two storey side extension with subservient hipped roof extension, single storey rear extension with rooflights and additional Juliet balcony on the first floor, erection of a porch, widening of existing driveway, demolition of the garage with new replacement garage to the front, new fencing in the rear and creation of new patio area*). On the application form, it is noted that the purpose of the application is to incorporate changes advised by our external lighting consultant to address neighbours' concerns regarding potential light loss to the neighbouring property.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS11 - Transport
- CS18 – Climate Change
- 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 and beautiful 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);
- Design for Gravesham Design Code (2024); and
- Gravesham Landscape Character Assessment (2009).

Other Relevant Guidance

- Front Driveway Guidance

Consultations, Publicity and Representations

Consultees

Meopham Parish Council

No response received.

Local Ward Councillors

No response received.

Neighbouring properties

Six surrounding properties were consulted, no responses were received and the consultation period expired on 08.08.24.

Following the acceptance of the revised plans, neighbours were reconsulted. The consultation period expired on 02.10.24 and no responses were received.

Site Description

7 Denesway is a two storey semi-detached property fronting the northern side of the highway.

Google Image



This application proposes;

- the erection of a part single storey, part two storey side extension
- a single storey rear extension with rooflights
- a Juliet balcony on the first floor rear elevation and fenestration alterations
- erection of a porch/front extension
- widening of existing driveway
- demolition of the garage with new replacement garage to the front
- new fencing in the rear, new gate to the front
- creation of new patio area
- demolition of the existing garage

Proposed Development

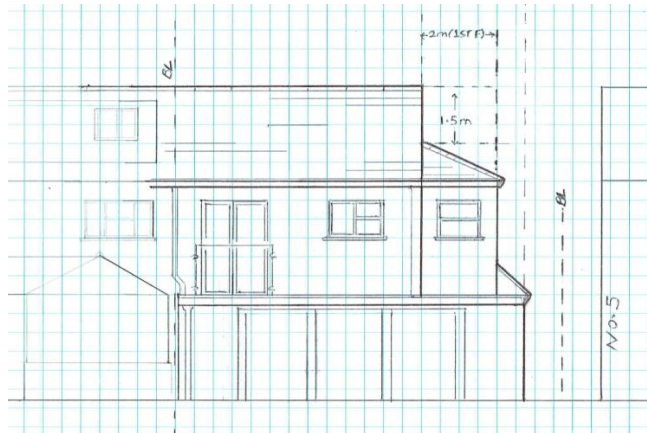
For reference, the plans for the previous application (20231212) have been included below:

Previous application proposal 20231312

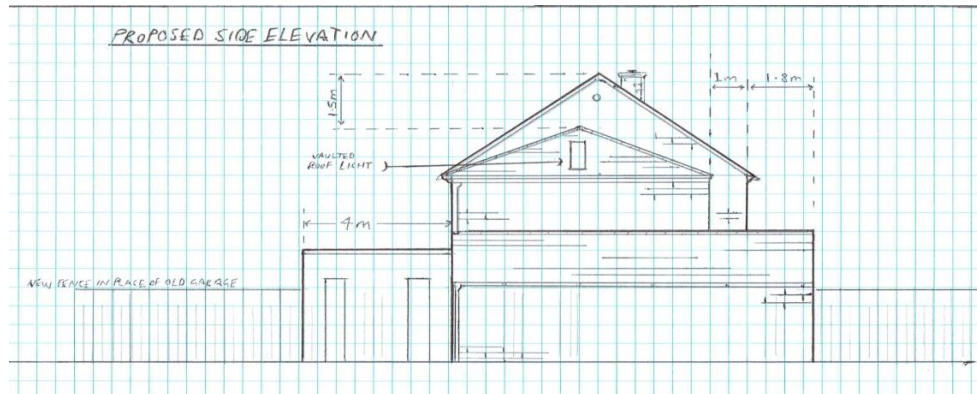
Front



Rear

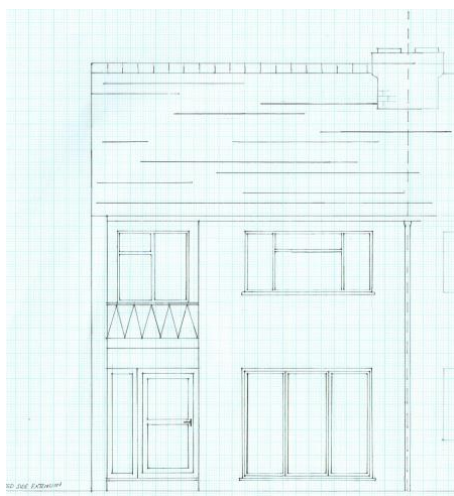


Side



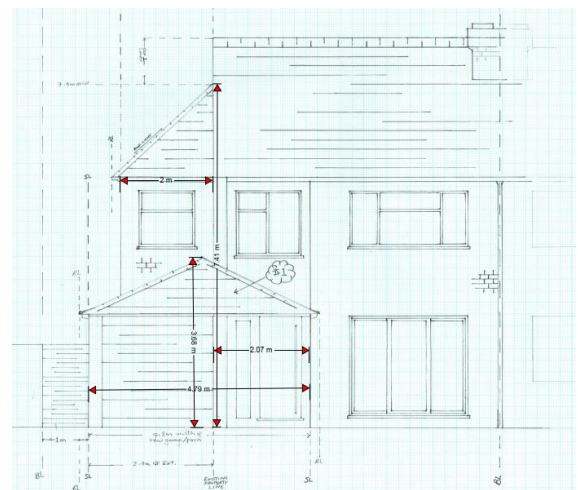
Plans (complete with dimensions) for this current application:

Existing

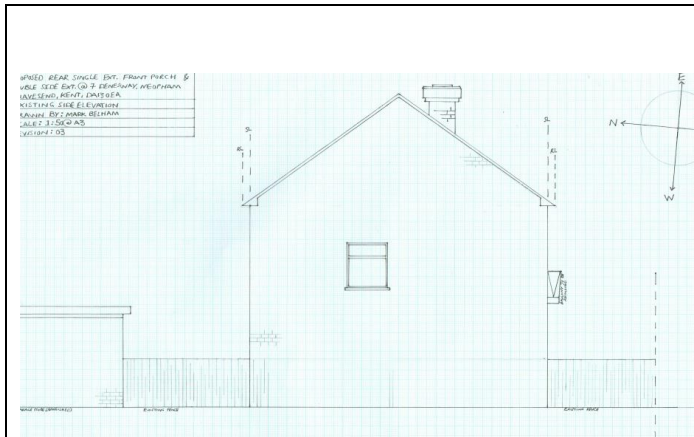


Front

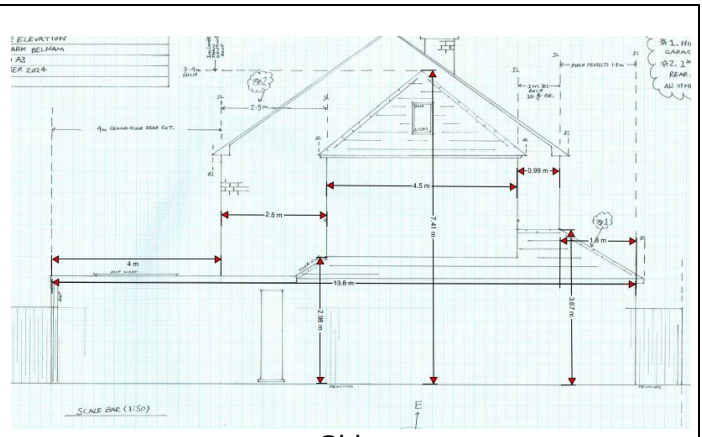
Proposed



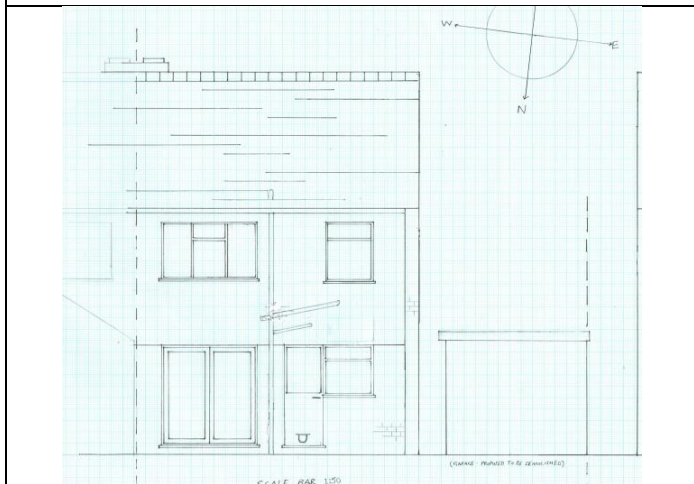
Front



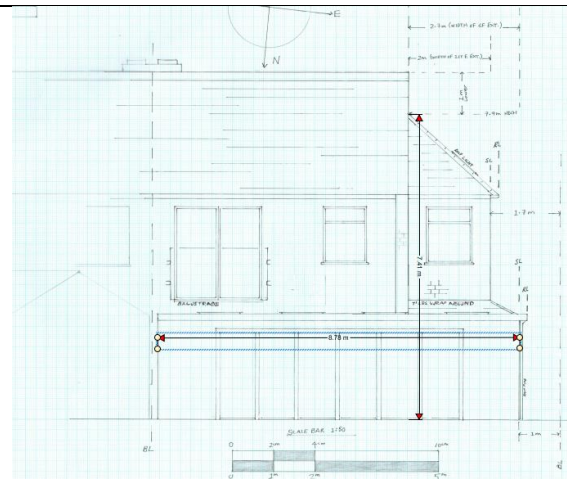
Side



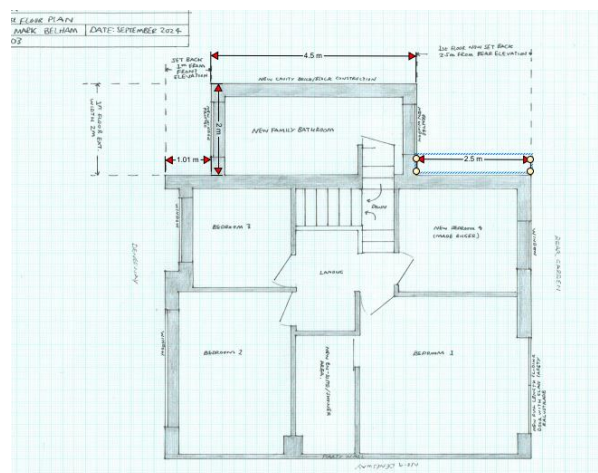
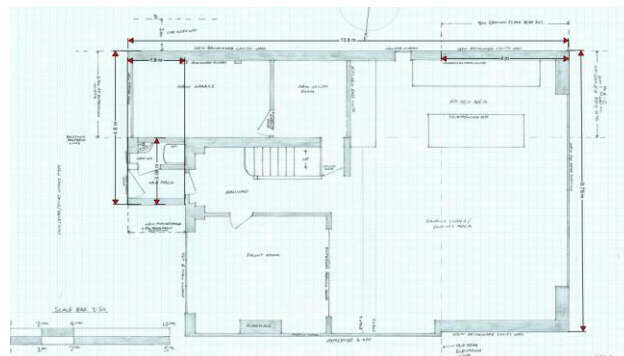
Side



Rear



Rear



The proposed extension would create space for internal layout changes, including a new en-suite at first floor level, an additional bedroom and relocation of the bathroom. At ground floor level, space would be created for a new WC, porch, garage, utility room and an enlarged kitchen/dining/living area. In addition, development would include a larger hardstanding area in the front garden (with retention of the existing shrub/tree and new bedding plants), along with a new patio area in the rear garden.

Officer's Analysis

Design, Character and Appearance and Impact on the Landscape Character Area

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well-designed and beautiful places) of the NPPF (2023) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Policy CS12 (LPCS) (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. Paragraph 180 of the NPPF 2023 seeks to protect and enhance such valued landscapes.

Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.*

Two Storey Element

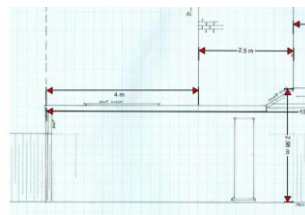
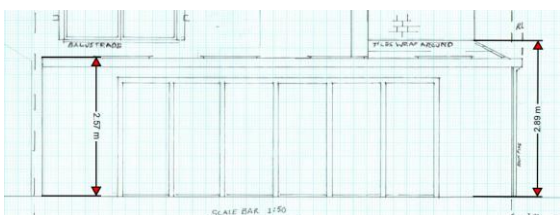
The proposed two storey extension would be less than half the width of the main dwelling, it would be set in from the front and rear elevations and set down from the main property roof; which is desirable in terms of bulk, massing and subservience. Following the revisions aforementioned in this report, the eaves and fenestration are now in line with the existing dwelling. The extension is smaller than what was proposed on the previous application.

Proposed Single Storey Front/Side Extension

The proposed front extension would project forward of the front elevation of the existing dwelling at ground floor level by 1.80m. It would be 3.68m in height (max), would have a maximum width of 4.80m and an eaves height of 2.53m. The pitched roof of the extension would wrap around the side of the property to join to the proposed single storey rear/side (flat roof) element. The floor plans and elevations clearly show there would be a 1.00m gap between the extension and the shared boundary with No. 5 Denesway.

Proposed Single Storey Rear/Side Extension

The single storey side/rear wraparound extension would be joined to the front elements with a tiled roof, leading down to a flat roof. It would have a (max) width of 8.78m, be modest in height, with the depth of the extension being from 4.00m to 6.50m deep:



Cumulative Extensions

Cumulatively, the extensions are considered to be subservient to the host dwelling. The mixed roof forms are not ideal, however, on balance, this is not considered to harm the character and appearance of the dwelling or street scene.

Spaces in and around property

Although the development would result in some infill of the space in and around the property, the proposal has been designed to be set down from the main roof, with the single storey element staggered below. Additionally, there is space maintained between the development and the shared boundary, ensuring some permeability around the building is maintained.

Materials

In respect of materials, the front of the property would have matching external bricks and mortar, the side elevation of the property will be either clad or rendered on top of block and brickwork and the rear of the property would be rendered/clad on top of block and brickwork. The roof tiles would match the existing dwelling and the new fenestration would be white or grey. The proposed materials are considered to be acceptable.

Boundary treatments

The replacement fence panels would match the existing as closely as possible and would be installed on the site of the demolished garage, eventually resulting in all the existing fence panels being replaced. The new section of fence would be within the rear garden, with the remaining fence works to replace the existing, as such, there would be no impact on the street scene in this regard. It would be preferable if the new access gate located to the side of the dwelling was set back from the front elevation, however on balance, this is not considered to be detrimental to the dwelling or wider street scene.

Driveway/Hardstanding Area

The extended hardstanding area would result in the dwarf wall being shortened and the loss of the grass area. However, the tree is retained, along with a new planter for flowers and plants. As per permitted development requirements, suitable permeable materials need to be used in the construction of the driveway or provision for surface run off needs to be made.

Landscape Character Area

The site lies within the Meopham Downs Landscape Character Area, which 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. In situ, the proposed development within the residential area, is not considered to detrimentally impact the Landscape Character Area.

Overall

Overall, the proposals are considered to be acceptable and to accord with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2023.)

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth along with room size requirements. In terms of garden area, the resultant garden area satisfies these requirements.

In terms of room sizes, the WC at ground floor level is slightly under the 1.30sqm requirement at 1.12sqm, utility rooms are not specified, however is considered to provide sufficient space, and the remaining rooms are considered to provide sufficient space. With regards to the first floor, bedroom 3 is existing and is not a consideration of this application, bedroom 2 is suitable as a single occupancy and bedroom 1 is acceptable in size. The ensuite is under the 3.60sqm bathroom requirement at 3.29sqm, however it is noted this would be a shower room, which takes up less space than a bath and is therefore acceptable. Bedroom 4 is below the 7.50sqm at 5.77sqm. This is not ideal, however is not considered sufficient grounds to refuse the application.

On balance, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2023).

Neighbouring Amenity

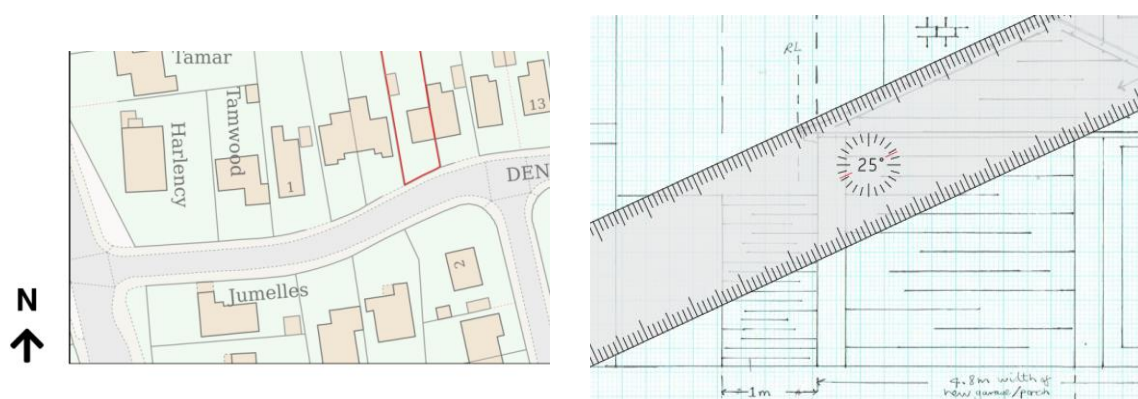
No neighbour responses were received as a result of the consultation carried out for this application. Neighbouring amenity is assessed in terms of loss of light, loss of privacy, loss of outlook or development causing a sense of enclosure.

The development to the side/front of the property is set sufficiently away from No. 9 Denesway to avoid any detrimental impact on neighbouring amenity, with no windows in the front extension/porch to face No.9. The single storey rear extension is minimal in height and is not excessive in depth and will therefore not detrimentally impact amenity.

There is no concern with privacy as the new ground floor window in the flank elevation shall be screened by fencing, the WC window shall be conditioned to be obscure glazed, there are no windows proposed in the flank elevation at first floor level and the windows to serve the family bathroom shall be conditioned to be obscure glazed.

The development is not considered to cause loss of outlook or sense of enclosure to neighbouring properties. As aforementioned above, a space is maintained between the development to the side of the property and the shared boundary with No.5.

It has been established during the course of the previous application that the ground floor windows of No.5 Denesway are not habitable rooms. Due to the orientation of the plot and proposed development in situ, along with the path of the sun, and established gaps, the development is not considered to cause a detrimental loss of light to No.5.



Overall, the development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2023).

Highways and Parking

The plans show an increase in bedrooms, demolition of the existing garage, a proposed new garage and an increase in the proposed hardstanding area in the front garden.

SPG4 KCC Parking Standards (2006) states that the minimum internal size for a single garage is 5.5m in length x 3.6m in width. The proposed garage falls short of the size requirements at 4.30m and 2.40m respectively. However, as per the previous application, the extended hard standing area would provide space for two vehicles, and therefore the undersized garage would not be objectionable. As per the previous application, *the double width driveway should be served by a double width carriage crossover*. This will need to be sought via an application to Kent County Council.

Overall, the proposal is considered to be acceptable and complies with SPG4 KCC Parking Standards (2006).

Biodiversity

The extension of the proposed hardstanding area would result in the loss of the lawn. Whilst this is unfortunate, the front garden could be hard paved now without planning permission, providing permeable materials are used. The plans do show some new proposed planting, along with the retention of a tree/shrub and relocating planting to the rear garden where possible. Therefore, on balance the proposal is considered to be acceptable in respect of Policy CS12 (LPCS) (2014).

Any Other Material Planning Considerations

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal would be unlikely to be impacted by this constraint.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy.

The proposed development, subject to conditions, is considered acceptable in terms of design, character, appearance and impact on the Landscape Character Area. In addition, it is considered to safeguard the amenity of future occupiers and neighbours. Furthermore, the proposal provides sufficient off-road parking and is acceptable in terms of biodiversity.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	3 rd October 2024	Dated:	3rd October 2024