



Delegated Report

Full Planning Application

Planning Application No: 20230236

Location: Land Adjoining 20 Tradescant Drive Meopham Gravesend

Description: Erection of a two bedroom chalet bungalow to include parking and associated facilities.

Applicant: Mr Gary Langwith

Site Visit Date:

Submitted Documents/Plans

Planning Application Form;
Design & Access Statement;
Drawing No. 2023/06/01 – As Proposed Site Location and Proposed Block Plan;
Drawing No. 2023/06/02 – As Proposed Floor Plans;
Drawing No. 202306/03 – As Proposed Elevations; and
Drawing No. 2023/06/04 – As Proposed Site Location and Proposed Block Plans.

Relevant Planning History

Reference	Description	Decision	Decision Date
20200651	Erection of a two bedroom chalet bungalow with associated car parking and landscaping.	Permission	25.08.2020

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS14 – Housing Type and Size
- CS15 – Housing Density
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on the Highway Network

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;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006); and
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

Meopham Parish Council

Meopham Parish Council considers that given the planning authority's decision in respect of the original application there are no grounds on which it can raise an objection to this planning application but it wishes to make clear its concern that inappropriate infilling of this type should not be permitted in the village.

Dickens Country Protection Society

The Society would wish to object to this application on the grounds that the proposal would result in a cramped form of development with inadequate amenity land. The proposal is out of character with the area and is likely to compromise the street scene.

KCC – Heritage Conservation

The site lies within an area of multi-period archaeological potential. However, I consider it unlikely that these proposals would have a significant below-ground archaeological impact and I have no further comments to make in this case.

GBC – Environmental Protection Team

No objection to this application. The following conditions and informatives are recommended.

Code of Practice on Construction and Demolition: Please apply as appropriate to minimise the impact (particularly dust and noise) on neighbouring/nearby premises during the groundworks and construction phases.

Lighting: Artificial lighting can cause a statutory nuisance under the Environmental Protection Act 1990. It is important that the applicants are not permitted to install external lighting that illuminate anything other than the ground within the curtilage of the new properties in order to assist in preventing a nuisance from occurring (which would be most likely if the bedrooms on neighbouring properties are illuminated).

Drainage/sewerage informative: The foul sewage shall be removed by means of the mains drainage system and not by the use of non-mains sewerage systems, unless connection to the drainage system is not reasonably practicable.

GBC – Highways Officer

I have no highway objections, accesses already exist to serve the existing and proposed dwelling and each property will comply with car parking guidance, one space for the new two bedroom dwelling and two for the existing property. However, two secure cycle parking spaces will be required to comply with the

requirements of SPG4 for the new dwelling of one space per bedroom.

Neighbouring properties

Consultation was by way of the displaying of a site notice and individual letters sent to five surrounding properties with an overall consultation date of 14th April 2023.

Officer's Analysis

Background

This application is a resubmission of a previous application for the erection of a two bedroom chalet bungalow with associated car parking and landscaping (App. Ref. 20200651) which was approved subject to conditions on 28th August 2020. This permission is still currently valid until 28th August 2023, however according to the supporting Design & Access Statement, the same proposal is being resubmitted in order to maintain the planning approval as works were unable to start as a result of the Pandemic & the current High Cost of Living. The only minor alteration between the two application is that the red line of the current application has been squared off at the far south west corner. However as the whole site is within the applicant's ownership, there are no objections to the slight amendment to the application site area.

Proposal

This application seeks planning permission for the erection of a two bedroom chalet bungalow with associated car parking and landscaping. The proposed dwelling will be approx. 9.8m deep and 6.6m wide with a front porch. The property will be approx. 7m high with a pitched roof and will have dormers to the front and rear with 8no. solar panels laid out in two rows of four on the front roofslope. Internally there will be a kitchen, living/dining and WC at ground floor and two bedrooms, an en-suite and shower room at first floor. There will be parking to the front for one car.

Housing Need

In regard to housing need, Policy CS02 (LPCS) sets out the Borough's objectively assessed need for housing over the Plan period (up to the year 2028) and finds that there is a need for at least 6,170 new dwellings during the period. Evidence now available shows that the Council is not able to demonstrate a five-year housing supply. This engages the first part of footnote 7 of the National Planning Policy Framework and this means for decision-taking that planning permission for applications involving the provision of housing should be granted in line with the requirements of the National Planning Policy Framework Para 11(d) unless:

- i. the application of policies in this Framework (the NPPF) that protect areas or assets of particular importance provides a clear reason for refusing the development proposed.
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The proposed development for a net increase of '1' no. dwelling would offer a minimal contribution towards meeting this local need and, accordingly, officers considers that this should be accorded minimal weight in support of the application. However, this has to be balanced against other requirements of the NPPF (2021) and in particular paragraph 130, 134 and 137 - of the NPPF (2021) which requires development to be add to the overall quality of the area, be visually attractive, sympathetic to local character and create acceptable amenity for future occupiers. The proposed development is considered acceptable as discussed below.

Character and Appearance

The application site is a semi-detached bungalow with a large parking area, front garden and garage to the side located within the Meopham Downs Landscape Character Area. The street scene contains a mixture of detached, semi-detached, two storey and single storey dwellings. The northern-most neighbour is a

detached chalet bungalow with a steep pitched roof and front and rear dormer windows. The proposed dwelling will be of a similar design to this neighbour. There is no particular uniformity in the arrangement and spacing of dwellings and there will remain spacing between the new dwelling and its neighbours. The proposed plans show some soft landscaping to the front of the property however there is very little detail. The site is located within a rural area and the street is characterised by landscaped front gardens. A condition is therefore recommended that a full landscaping plan is submitted within three months of the development commencing. The proposals do not conflict with the objectives of the landscape character assessment to conserve and reinforce the landscape.

The proposed dwelling is in keeping with the design, character and appearance of the area and therefore accords with Policy CS15 and CS19 of the Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

Amenity of Future Occupiers

The internal floor space equates to approx. 105.70sqm. The nationally described space standards require a 2 bed, 4 person, 2 storey dwelling to have an internal floor area of 79sqm and therefore the proposed dwelling exceeds the standard. Both bedrooms meet the standards for internal floor area and have sufficient levels of outlook.

The rear garden will provide for approx. 40sqm amenity space with a depth (in places) in excess of 7.6m which meets the adopted Gravesham Residential Standards. The remaining garden for no. 20 also meets the standards and is acceptable in amenity terms.

Neighbouring Amenity

No. 22 Tradescant Drive is located to the north of the application site. This is a detached chalet bungalow with a detached garage to the side. There is a first floor window in the southern flank which is a secondary window to a bedroom. There are no windows in the flank walls of the proposed dwelling and therefore there will be no loss of privacy. There will be some impact in terms of loss of outlook from the proposed development to this flank window, however, as it is a secondary window and approx. 8m away this is not considered significant.

No. 1 Mulberry Close is located to the southeast of the application site and attached to no. 20. The proposed dwelling is to the opposite side of no. 20 and therefore, due to the distance and intervening property, this neighbour will experience no detrimental impact in terms of loss of outlook. The rear windows of the proposed dwelling will look down the garden and across the rear garden of no. 20. They will not have a direct view of the most useable part of the rear garden of this neighbour. The proposed dwelling therefore will not result in a detrimental impact to the amenities of this property in terms of loss of privacy.

No. 20 is the application site and the proposed dwelling will be built adjacent to this. There are two windows and two doors in the northwestern flank of this property which serve a kitchen, bathroom, hallway and bedroom. The bedroom window is secondary to the main front window. The proposed dwelling will therefore have no detrimental impact on the outlook of this property. No windows are proposed in the southern flank of the new dwelling and therefore there will be no loss of privacy to this neighbour. No concerns are raised if any new windows were to be proposed in this flank due to the orientation of the properties and therefore no condition is deemed necessary. The rear windows will face down the garden of the proposed dwelling and will overlook the rear-most part of the garden of no. 20. As this is not the most useable part of the garden no concerns are raised with regards to overlooking.

Due to the path of the sun there will be no detrimental impact on any neighbouring property in terms of loss of sunlight or daylight.

The proposed development therefore accords with Policy CS19 of the Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021.

Parking and Highways

KCC's recommendation for parking in rural places is 1.5 spaces per unit, with one allocated space per unit possible.

The proposed development, taking into account the existing property, offers three spaces between the houses. This meets the standards as set out by KCC. There is also ample on street parking available. A condition is recommended to ensure vision splays of 2m x 2m are provide prior to occupation. No objection is therefore raised on parking or highway safety grounds.

Conclusion

The proposed new dwelling will have no detrimental impact on the character and appearance of the street scene, neighbouring amenities, parking or highway safety and therefore accords with the abovementioned Policies and is recommended for approval.

Recommendation:

Permit

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

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:			
Dated:	9 th May 2023	Dated:	9 th May 2023