

Delegated Report

Planning Application

Planning Application No: 20231121

Location: 15 Petersfield Drive, Meopham, Gravesend, Kent DA13 0TR

Description: Erection of side and rear single storey extensions with installation of a roof lantern, to form an additional bedroom and new kitchen.

Applicant: Mr Tony Davis

Site Visit Date: 27 March 2024

Submitted Documents/Plans

Application form
Site location plan
Existing block plan
Proposed block plan
Drawing no. 09 (proposed rear elevation)
Drawing no. 08 (existing elevation neighbours side)
Drawing no. 10 (existing rear elevation)
Drawing no. 04 (existing front elevation)
Drawing no. 02 (existing floor plans)
Drawing no. 06 (existing side elevation road side)
Drawing no. 07 (proposed elevation neighbours side)
Drawing no. 05A (proposed elevation road side)
Drawing no. 1B (proposed floor plan)

Relevant Planning History

20020588	Erection of single storey side extension to form bedroom, utility room and covered courtyard.	PER	05.09.2002
20020184	Erection of a conservatory at the side.	PER	07.05.2002
19750365	Erection of a single storey extension at side to form additional living accommodation and erection of a double garage	PER	11.08.1975

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

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 4 – Decision-making
- Section 12 – Achieving well-designed and beautiful places
- Section 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

Highway Development Management Officer

I have no objections, but a parking plan for two cars and a cycle (for the extra bedroom) should be provided. This can be conditioned.

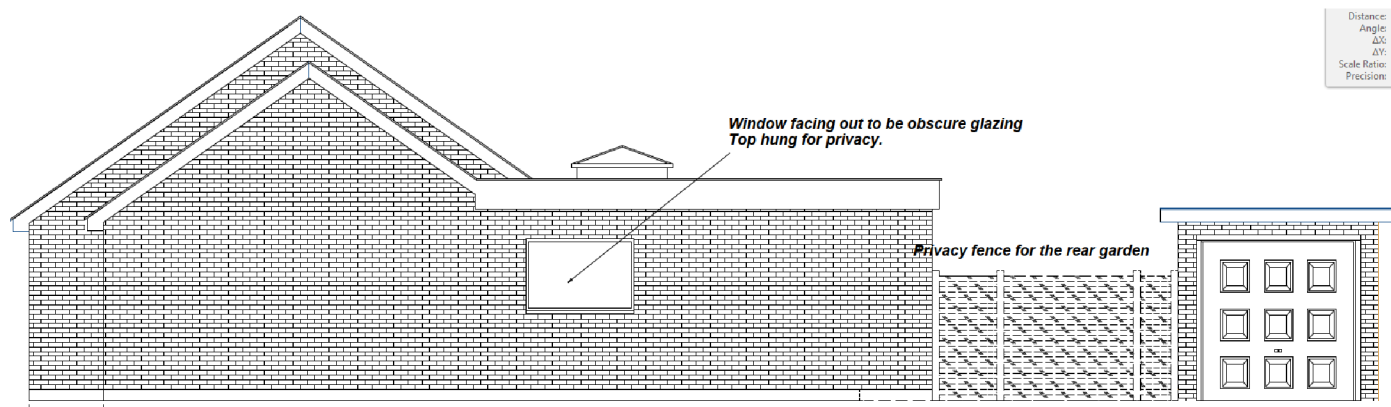
Neighbouring properties

The application has been advertised by letters to ten individual neighbours. One letter of support has been received.

Officer's Analysis

Proposal

This application seeks planning permission for the erection of side and rear single storey extensions with installation of a roof lantern, to form an additional bedroom and new kitchen. The extension will project approx. 4m to the side of the dwelling and will extend rearwards by approx. 5m from the rear elevation. It will be approx. 3m high with a pitched roof to the front and a flat roof to the rear. Internally it will provide for a third bedroom and kitchen extension. The drawing below shows the side elevation from the roadside:



Design, Character and Appearance

The application site is a detached bungalow located on a corner plot. The front garden is open planned and the boundary wall is set back from the road. There is a detached single garage to the rear.

The neighbouring properties are also detached bungalows with open planned front gardens which are similar, but not uniform, in appearance. Sweeping corners devoid of development are a characteristic of the area. There is a similar development to the proposed at 11 Silverbirch Avenue.

In terms of appearance the proposed extension is in keeping with the dwelling in relation to scale and design. The large fascia is not ideal however, on balance, it is not unacceptable in visual terms. The lower roof height to the main house will ensure the extension is subservient and the matching materials will complement the dwelling. The applicants had moved the boundary closer to the road but plans now show a space remaining which is more in keeping with the surrounding development.

The site is located within the Meopham Down Landscape Character. As the extension is located within the curtilage of a residential property and within a residential area, it will have no detrimental impact on the wider surrounding landscape.

The proposed extension therefore accords with policies CS12 and CS19 of the Gravesham Core Strategy 2014 and para. 135 of the National Planning Policy Framework 2023.

Amenity

Future Occupiers

The proposed extension will result in ample garden space remaining for the future occupiers of the dwelling.

Neighbouring Amenity

No. 13 Petersfield Drive is the closest dwelling to the proposed extension. The extension will be approx. 10m away from this property and is single storey. Due to this and intervening boundary treatment there will be no loss of privacy, outlook, sunlight and daylight to this neighbour.

11 Silverbirch Avenue is located to the south. There is a garage located between this property and the proposed extension and therefore there will be no loss of amenity to this neighbour.

Properties to the west are approx. 15m away from the proposed extension and therefore the privacy distances required by the adopted local national standards are not met. A condition is therefore

recommended that the side window facing onto the road is fitted with obscure glass to protect the amenities of the neighbours and future occupiers.

The proposal therefore accords with policy CS19 of the Gravesham Core Strategy 2014 and para. 135f of the National Planning Policy Framework 2023 in terms of amenity.

Parking and Highways

There is a garage to the property and ample unrestricted on street parking available to the property. there is also ample space within the garden to store a bicycle and therefore the increase in number of bedrooms by 1no. does not raise any concerns on highways grounds.

Conclusion

The proposed extension will have no detrimental impact on the character and appearance of the area, 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 Alison Webster	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	08 May 2024	Dated:	8th May 2024