



Delegated Report

Householder Planning Application

Application No:	20230235
Location:	7 Cheshunt Close, Meopham, Gravesend, Kent, DA13 0HU
Description:	Demolition of existing conservatory and store with erection of single storey rear extension.
Applicant:	Mr & Mrs Cave
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

- Application Form - dated 10/03/2023;
- Drawing no. 01 - Plans and Elevations as Existing;
- Drawing no. 02 - Plans and Elevations as Proposed;
- Drawing no. 03 - Site Location Plan (scale - 1:1250);
- Drawing no. 04 - Block Plans as Existing and Proposed (scale - 1:200).

Relevant Planning History

Reference	Description	Decision	Decision Date
19750734	Erection of a two storey extension at side to provide additional living accommodation	PERMITTED	13.01.1975
19612121	construction of cul-de-sac road and erection of 21 detached dwellings with garages rear of Chestnut	PERMITTED	06.01.1965
19611121	site for erection of 16 dwellings	PERMITTED	07.01.1964

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 (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)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG 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)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Internal Consultees

GBC Conservation Officer - No comment received.

Local Ward Councillors - No comment received.

External Consultees

Meopham Parish Council - The Parish Council raises no objection to this planning application providing it meets the requirements of GBC's Householder Extensions/Alterations Design Guide.

Neighbouring properties

A notice was displayed on site 29th March 2023.

In addition, five surrounding properties were consulted and no representations were received. The consultation period expired 14th April 2023.

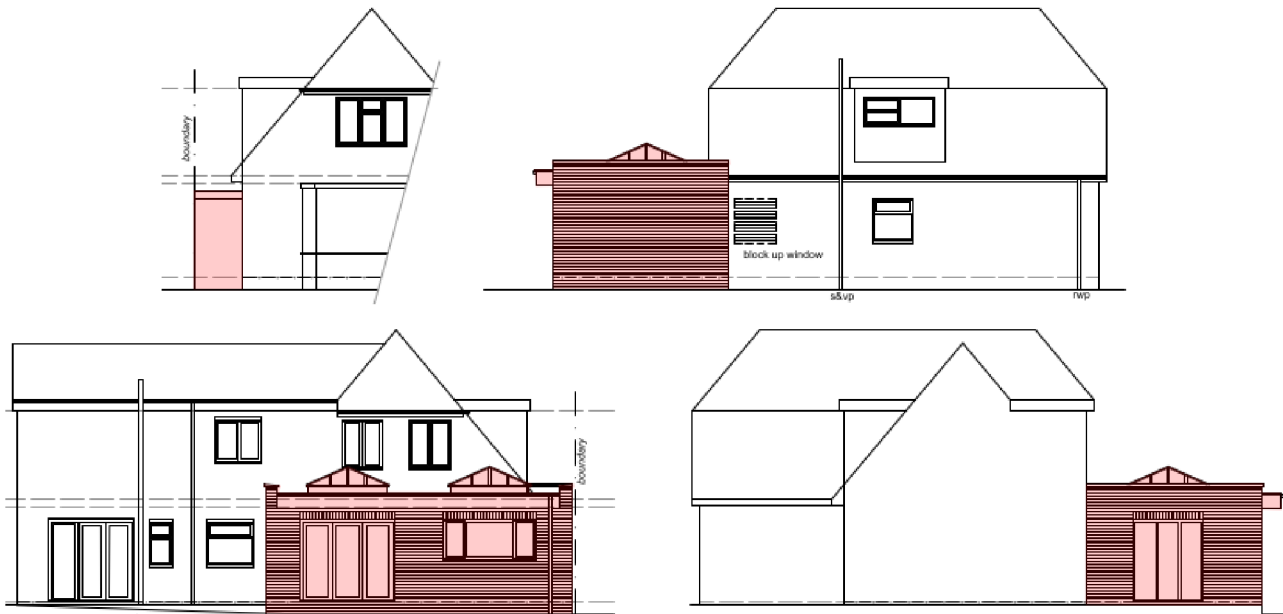
Officer's Analysis

7 Cheshunt Close is a chalet style bungalow located on the southern side of the highway. The property has been extended by two storeys at the side and has a conservatory and attached store at the rear, with a detached double garage block to the side.



This application proposes the demolition of the existing conservatory and store, and the erection of single storey rear extension.

- Depth - 4.5m
- Width - 7.8m
- Height (max) - 3.72m
- Height (eave) - 3.05m



The development would create space for a new enlarged kitchen and lounge area, with a new utility room created in the existing dwelling. The extension would be constructed using facing brickwork.

Design, Character and Appearance

Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (2014) states that new development will be visually attractive and locally distinctive, should 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 places) of the National Planning Policy Framework (NPPF) (2021) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Gravesham's Design Guidance SPD (2021) sets out key design principles for extensions, which should reflect and respect the original character of the property and respond to its features and should be subservient and subordinate. The SPD continues to address single storey rear extensions, stating that care should be taken to their depth and scale to avoid dominating the property, their width should not exceed that of the original property, and their height should be carefully considered when they abut neighbouring properties boundaries.

The extension is not excessive in size or height, it is proportionate to and does not dominate the original property. As such it is considered acceptable design and will be finished in matching materials to the main dwelling. There will be no impact on the character of the property or the street scene by virtue of the location at the rear.

The extension will be constructed using matching materials and is located to the rear, not visible from any public vantage point and will have no impact on the street scene. As such, the proposed extension is considered to be acceptable in design terms and in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Amenity of Future Occupiers

There will be no impact on the amenity of future occupiers as a result of this development. The remaining garden area is sufficient. As such, it is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Neighbouring Amenity

The proposed extension will be constructed on the shared boundary with the neighbour (no. 5 Cheshunt Cl) and will extend beyond the rear wall by 4.5m at a height of 3.28m (parapet wall). The neighbour has been extended to the side by two storey, with the flank wall forward of the proposed extension and 3m from the flank wall. Therefore, the extension is not considered to have any detrimental impact on the amenity of the neighbour.

Overall, there will be no impact on the amenity of adjoining properties in terms of loss of light, overlooking, sense of enclosure or loss of outlook. As such the proposal is considered to safeguard the amenity of adjoining properties in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Parking and Highways

There are no parking or highway issues related to this proposal.

Any Other Material Planning Considerations

Impact on the Landscape - the property is located within the Meopham Downs Landscape Character Area. This area 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.

Policy CS12 (LPCS) 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.

The erection of a single storey rear extension to a property is not considered to have any detrimental impact on the landscape.

Conclusion

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

The extension proposed is proportionate to the main dwelling, will be finished in matching materials and will have no impact on the character of the street scene. Furthermore, the development will safeguard the amenity of future occupiers and neighbouring properties, have no impact on parking or highways and will protect the character of the landscape.

Therefore it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	3 rd May 2023	Dated:	04 May 2023