



Delegated Report

Planning Application

Planning Application No: 20230326

Location: Stable Cottage Meopham Court Wrotham Road Meopham

Description: Application for the approval of conditions 3 attached to planning permission reference number 20221363 relating to details (and samples where appropriate) of the timber cladding to be used in the external faces of the extension.

Applicant: Mr Robert Mayhew

Site Visit Date: N/A

Submitted Documents/Plans

Application Form;
Supplementary Information – Black Painted Feather Edge Cladding Details;
Drawing No. PL001 – Site Location Plan; and
Drawing No. PL006 REV A – Elevations as Proposed including details to discharge condition 3.

Relevant Planning History

Reference	Description	Decision	Decision Date
20221363	Erection of a single storey rear extension with associated elevational changes.	Permitted	03.03.2023

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
- CS20 - Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- TC3 – Development Affecting Conservation Areas
- TC7 – Other Archaeological Sites
- C13 - Extensions to Dwellings in the Countryside

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 well-designed places
- 13 - Protecting Green Belt Land
- 15 - Conserving and Enhancing the Natural Environment
- 16 – Conserving and enhancing the historic 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);
- Gravesham Landscape Character Assessment (2009);
- The Street, Meopham Rural Conservation Area Appraisal (2017); and
- Rural Conservation Area Appraisals Management Plan (2016).

Section 72(1) of the Planning Listed Building and Conservation Areas Act 1990 (as amended) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Consultations, Publicity and Representations

None undertaken/received.

Officer's Analysis

This is an application for approval of condition 3 attached to planning permission reference number 20221363 relating to details of the timber cladding to be used in the external faces of the extension.

Condition 3 (External Materials)

Prior to above ground works commencing, details (and samples where appropriate) of the timber cladding to be used in the external faces of the extension shall be submitted to and approved in writing by the Local Planning Authority; the development thereafter shall be carried out in accordance with the approved details prior to the extension first coming into use. The roof tiles and bricks shall match those of the existing dwelling.

The following information has been submitted to discharge Condition 3 (External Materials)

- Application Form;
- Supplementary Information – Black Painted Feather Edge Cladding Details; and
- Drawing No. PL006 REV A – Elevations as Proposed including details to discharge condition 3.

The details provided as part of this application shows the proposed material for the timber cladding is black painted featheredge timber cladding. The featheredge cladding is desirable and is an appropriate external material for this development. It is considered sympathetic to the host dwelling and conservation area setting. As such, the development is in accordance with statutory test 72 of the Planning (Listed Buildings

and Conservation Areas) Act 1990, Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014), as well as Sections 12 and 16 of the National Planning Policy Framework (2021). Therefore, the Local Planning Authority approve condition 3.

Discharge Condition 3.

Recommendation

Approval of condition 3

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	22 nd May 2023	Dated:	23rd May 2023