



Delegated Report

Householder Planning Application

Planning Application No: 20221014

Location: Farm Stead Meopham Green Meopham Gravesend

Description: Erection of two storey rear extension

Applicant: Mr & Mrs Elkins

Site Visit Date: 24/10/22

Submitted Documents/Plans

Application Form

Site Location Plan

PL002 – Block Plan

PL003 – Existing Drawing (Floor Plans)

PL004 – Existing Drawing (Elevations)

PL005 – Existing Drawing (Elevations)

PL006 – Proposed Drawing (Floor Plans)

PL007 – Proposed Drawing (Elevations)

PL008 – Proposed Drawing (Elevations)

Design and Access Statement

Email confirming proposed material (Painted Brickwork) Received on 23rd October

Relevant Planning History

Reference	Description	Decision	Decision Date
19770694	Use of part of living accommodation for extension of existing shop	Permitted	12/10/1977
19510042	Erection of a detached house and garage	Permitted	05/06/1951
19480134	Erection of a dwelling house	Permitted	07/01/1949

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on the Highway Network
- P3 – Vehicle Parking Standards
- TC3 – Development affecting Conservation Areas

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
- Section 15 – Conserving and enhancing the natural environment
- Section 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); and
- Gravesham Landscape Character Assessment (2009)

Planning (Listed Buildings and Conservation Areas) Act 1990

- Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 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

The consultation period ended on 21st October 2022.

Consultees

Meopham Parish Council

No objection raised.

Ward Councillors

No response received.

Conservation Officer

No response received.

Neighbouring properties

4no. surrounding properties were consulted, a site notice displayed along with a press notice and 1 representation was received querying the accuracy of the property details provided. This has been reviewed and the property name and details are correctly matched to those recorded on the system and the

property name also matches that used for council tax purposes. Whilst the property name is shown as one word 'Farmstead' on the front gate, this does not match the aforementioned records and it is therefore not considered necessary to change this to 'Farm Stead'.

Officer's Analysis

Description of site

This is a detached, two storey dwellinghouse in a rural, residential settlement fronting Meopham green. There is a detached garage to the side and set back beyond the rear elevation. The dwellinghouse utilises a hipped roof with two chimneys. There is an existing single storey side projection. The existing dwellinghouse uses externally painted brickwork, timber openings and concrete roof tiles.

Proposal

This application seeks planning consent to erect a two-storey rear, double gable ended extension. The proposed external materials would be painted brick to match, roof tiles to match the existing and doors and windows to match the existing.

Summary information

	Existing Dwellinghouse (m)	Proposed Extension (m)	Dwellinghouse as Proposed (m)
Max height	8.4	7.3	8.4
Max eaves height	5	5.2	5
Max Width	12.3	12.3	12.3
Max Depth	7.8	4	11.8

Principle of Development

This application is located a rural settlement inset from the Green Belt (Meopham Green), where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development.

However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Conservation Area and Landscape Character Area, Amenity of Future Occupiers and Residential Amenity of neighbours.

Conservation Area and Landscape Character Area

The site is also located in the Meopham Green Conservation Area where greater weight is placed on the impact to the character of the area. The site is also in the Meopham Down Landscape Character Area.

No response was received from the Conservation Officer. However, given that the impact on the character of the Conservation Area would be limited as this is a rear extension with limited visibility from the streetscene, it is possible to assess the impact without comments. It is noted that the Design and Access statement implies that there would be no impact on the Conservation Area given the lack of visibility. However, the Conservation Area is not merely defined by what is visible, but it is agreed the more prominent and visible aspects of a development will have a greater impact on the character of the area. But that does not therefore assume that lesser visible aspects have no impact. In this instance, as stated the impact would be limited by this extension but the extent of that limitation would also be defined by the quality of the design, scale and appearance of the extension.

The Meopham Downs character area appraisal identifies that the condition of the character of the area is good with modest sensitivity requiring a conserve and reinforce approach to this Landscape. Of relevance

to this proposal is the requirement to Conserve the traditional character of built environment by drawing on traditional building materials and techniques for new development. This dwellinghouse would use painted brick, matching roof tiles and openings which would meet this requirement.

In terms of impact to the Conservation Area and Landscape Character Area, the proposed development would comply with Sections 15 and 16 of the NPPF where it would also be considered acceptable in terms of Design Character and Appearance.

Design, Character and Appearance

This proposed extension would be somewhat large in footprint increase. The main change to this dwellinghouse being a 4-metre increase in depth from 7.8m to 11.8m. However, considering this against the wider area, it would not result in a dwellinghouse which has a disproportionately large footprint in comparison to other buildings in the area with exception to the row of terraced dwellinghouse to the north, which individually are smaller.

The two-storey extension is visually subservient. This is because of the cumulative impact of design strategies including, lower roof height, use of a similar pitch to the flank elevation, retention of eave height and use of multi-gabled ends to reduce roof bulk. It is noted however that the existing roof is entirely hipped and the use of hipped ends to the rear rather than the currently proposed double gable ends would further reduce the bulk and improve reflectiveness to the existing roof. However, on balance the methods applied would result in a subservient addition.

In terms of design appropriateness, it would have been preferable to have proposed a gable to each end of the rear elevation, dividing the extension in two, creating a central courtyard style space for improved symmetry. However, it appears that this extension would be pushed to the southern end of the rear elevation to reduce impact on neighbour to the north. Again, on balance this limited symmetry to the entire rear elevation would not result in significant harm to the character of the area.

The proposed materials would be appropriate as they would be reflective of the existing dwellinghouse.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2021) in terms of design, character and appearance.

Amenity of Future Occupiers

The proposed development would increase the number of bedrooms from 3 to 5. It would result in an additional bathroom to the first floor. At ground floor the layout would be restructured to provide a mixed, living/kitchen and dining area and convert the existing dining room to a TV room. The internal rooms are compliant with the requirements of SPG2 – Residential Layout Guidelines (2020). Post development the garden will result in sufficient amenity space, and so the proposal adequately safeguards the amenity of future occupiers and would also be compliant with this policy.

Neighbouring Amenity

Green Farm Cottages

This row of terraces is located to the north. There is an existing distance of 3m between the subject dwellinghouse and the closest of this row of terraces. Although the proposed extension would lie closer to the boundary given the inwardly angled orientation of the existing dwellinghouse. The distance between the buildings would be unchanged. The extension would be partially obscured by boundary hedging although given the two-storey nature, there would be visibility of the higher elements of the structure. The proposed two storey element of this proposal would be inset by 2.2m from the North elevation. This would reduce the level of prominent bulk from this neighbour's perspective. The result would be a greater depth of 5 metres from this neighbour's rearmost elevation at a distance of 3.7m. (The existing dwellinghouse being closer than the proposed extension). Given the distance, lower height, boundary treatment and partial inset from

the boundary, the impact in terms of bulk and potential overshadowing would be limited. There would be a single opening facing this neighbour serving a bathroom. Although it would not directly face the neighbours, to prevent future overlook and as this window serves a bathroom, a condition will be included where approved requiring the window to be obscured and non-opening up to a minimum height of 1.7m above internal floor level.

Outfield

This neighbour's dwellinghouse is located to the south. There is 4.86m between the dwellinghouses. The distance between the dwellinghouses would remain. There is planting at the boundary along with the detached single storey garage, partially obscuring visibility at ground floor level. This neighbour's rear elevation would remain deeper than that of the dwellinghouse. As such there would be limited impact in terms of bulk and overshadowing of rear elevation openings. As the dwellinghouse orients away from this neighbour's boundary, the proposed extension would also extend away, increasing the distance the deeper it extends. Given the distance, planting, scale of the extension and comparison of depths, this extension would not likely overbear on this neighbour in terms of prominent bulk and overshadowing to any significant degree. The proposal does not include any new upper floor openings facing this neighbour's plot.

The Coach House

The Coach House is currently located to the east 24.8m from the rear elevation. The proposed extension would extend to the rear, closer to this neighbour resulting in a decreased distance to 20.3m which is slightly shorter than the minimum 21m distance recommended in the Residential Layout Guidelines. However given the distance and planting at the boundary, the impact in terms of potential overbearing bulk, direct overlook and overshadowing would be mitigated. The rear facing windows would not create greater overlook than currently exists between these buildings.

No neighbouring representations have been received.

Overall, the proposal would comply with policy CS19 of the Core Strategy 2014, in that it would safeguard the amenity of neighbouring properties and land.

Parking Provision

The current house contains 3 bedrooms and would increase to 5 bedrooms because of the proposed works. The parking requirement would therefore increase from 2 spaces to 3 spaces minimum. The long front drive provides space for approximately 3 cars and the garage provides an additional space. This garage and drive would not be altered as part of the proposed works. Adequate parking provision is therefore available for the increased property size in compliance with policies T1 and P3 of the Local Plan Fris Review 1994 and Policies CS11 and CS19 of the Core Strategy 2014.

Conclusion & Recommendation

The proposed development complies with all relevant national and local planning policies. The recommendation is to approve.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	24th October 2022	Dated:	24 October 2022