



Cherry Hay, Meopham Planning-Application

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Introduction

This planning application is for the demolition of the conservatory and two later extensions and the construction of a two storey side and single storey rear extension to the main dwelling, Cherry Hay, South Street Meopham. The extension proposed is a subservient, extension of 1/3rd of the floor area of the original dwelling.

The application follows the previously consented application of 20210094, for a large single storey extension to the side and rear, as well as a lawful development application for an outbuilding on the rear of the plot. (Ref. No: 20220798). This application

intends to replace both of these applications by creating a sensitive design that provides the client the amenity space required to support their growing family and their need for space as both parents work from home, as well as having a young family.

The extension proposed has been designed to sit gently amongst the landscaping that face the road, with a link section enabling the two storey element to be built whilst preserving the roof and form of the main dwelling, as we are keen to ensure the heritage merits of the dwelling are preserved.



The Existing Dwelling - Seen from Main Street

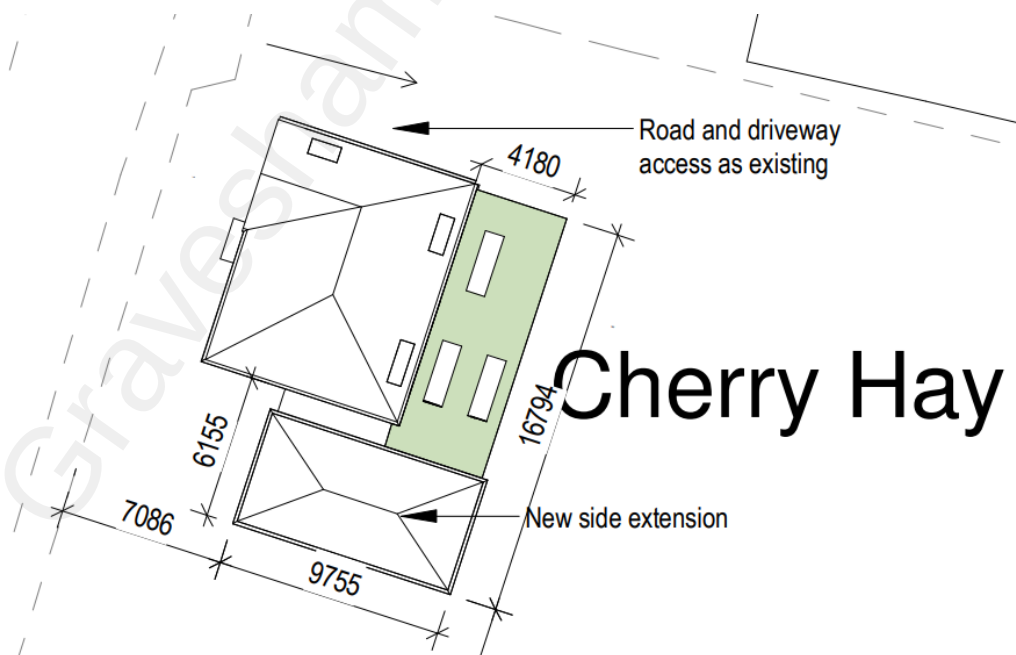
Proposal

Gravesham Borough Council



The proposed works aim to integrate the dwelling into its context through the use of high quality design, materiality and workmanship, to ensure the dwelling sits sympathetically in the context of the architectural style of the main dwelling,

The design is characterised by traditional features and proportions to the frontage with vertical timber cladding, a hipped slate roof to match the main dwelling, as well as flint walling to the frontage. To the rear the design is sympathetic, yet contemporary, designed to maximise views to the secluded garden.



The site positioning of the extension sets the 2 storey element back from the front elevation to ensure its subservience to the main dwelling. The link element between the two storey and existing element ensures that the roof of the main dwelling is unaffected by the proposals and the rear extension removes the existing protruding utility room, as well as the conservatory as these are later additions to the dwelling of poor quality.

Designing in a green belt

One key sensitive area of the proposal is the dwellings position in Meophams greenbelt. Development is permitted in Greenbelt designated areas according to the NPPF, as long as the "proposal does not result in disproportionate additions over and above the size of the original building".

As per the proposal page the design has been centred around proportionate and sensitive additions, also closely following the guidance also refers to the 2/3rd 1/3rd rule, which has been closely followed and the matter of what the original dwellings form and size is has been understood. The proposal is very slightly over this 1/3rd of the area or the main dwelling by less than 5%.

The proposal has also been designed to use soft, vernacular, simple materials and form with sustainability and a limited massing key to the proposals. The proposals pose no risk to the green belt, as the proposals are an extension to an existing building, not a new build, the proposals are of a similar footprint to an application already proposed and the extension is sensitive and subservient to the context, and replaces the need for the client to have a large outbuilding and an extension.

We have also accompanied this application with a drawing illustrating SKA-CH 08 00 05-D00 - the Original Dwelling layout in red overlay, with proposed in green, illustrating one third two third guidance compliance.

We therefore hope that Gravesham Council will agree that the design is not disproportionate, and is sensitive to the host dwelling and should therefore be approved.



Parking:

The proposal retains the parking as existing, and is unaffected by the proposals.

Landscaping:

The landscaping to the site is currently shown indicatively but will be formally landscaped, increasing the quantity of soft standing on the site but generally similar to the existing.

Drainage:

The drainage strategy proposed is to drain in to a soak-away in to the garden, with the green roof also able to help offset rainwater run off.

Boundary Treatments:

All boundary treatments are to remain as existing.

Environmental:

The proposed development will include environmental technologies including low E glass, a green roof, and a low carbon approach to the design and build.

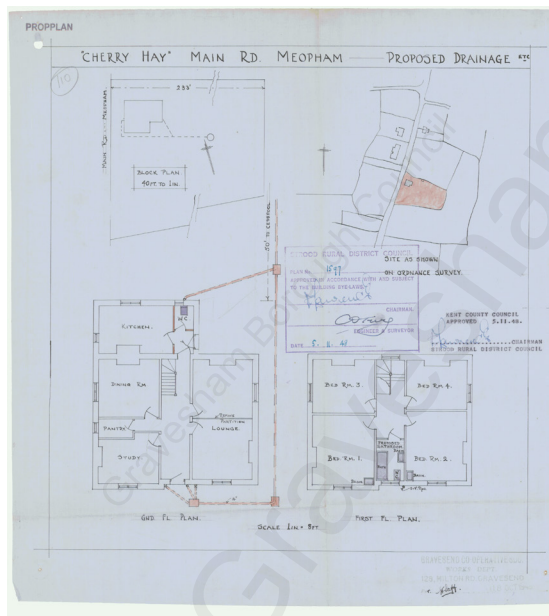
Access:

The dwelling will have level access created from the rear, improving the dwellings provision as a life time home as the front door to the existing dwelling is not level access.

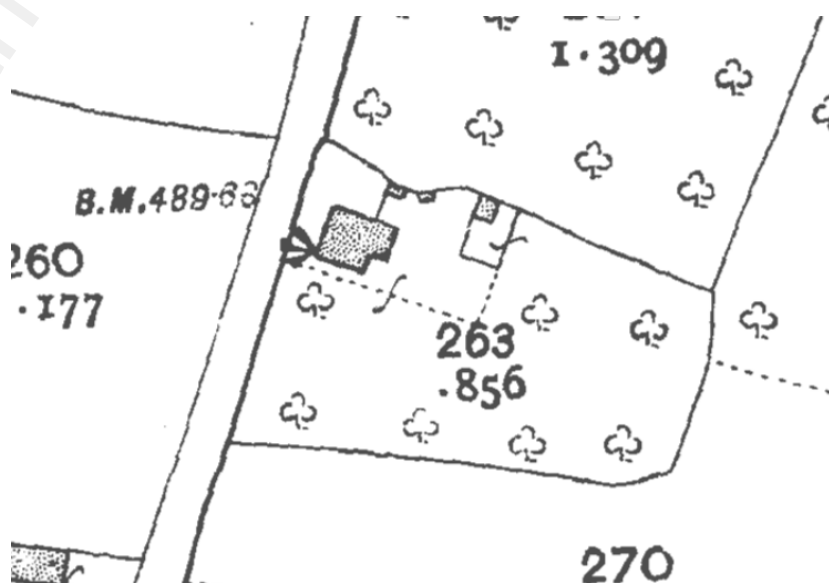
The maps to the right illustrates the original dwelling as per the web link below, from 1871- 1952. The maps clearly show a stepped rear building line, reflective of the existing original extension, which was submitted in 1948 for an internal modification, as well as the oldest maps also showing a large building mass close to the development site proposed.

This has helped determine what should be considered the original dwelling.

<https://webapps.kent.gov.uk/KCC.HeritageMaps.Web.Sites.Public/Default.aspx?entity=monument&recid=MWX43857>



Planning reference 19480110 - the planning permission from 1948 illustrates the rear extension in place as shown.



Material Schedule

Gravesham Borough Council

Local Context

The proposed materiality relies on a combination of the existing material palette, as well as newly proposed materials all of a high quality, and natural palette.



Flint stone walling to match the existing.



Vertical timber weatherboarding as proposed.



Slate roof to two storey element to match dwellings roof.



Copper band to rear extension fascia.



Green roof to the rear proposed.



Black weatherboarding to link section only.



Grey aluminium framed windows.

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