



Delegated Report

Householder Planning Application

Planning Application No: 20211201

Location: The Barn Evenden Farm Wrotham Road Meopham

Description: Extension of garage and conversion of part of existing garage to form a gym.

Applicant: Mr And Mrs Ian Falconer

Site Visit Date: 27/10/2021

Submitted Documents/Plans

- Application Form Received 29/09/2021;
- Drawing No: 526/PL01 (Proposed Block Plan) Received 29/09/2021;
- Drawing No: 526/02 (Existing Block Plan) Received 29/09/2021;
- Design and Access Statement Received 29/09/2021;
- Drawing No: 526/04 (Existing Elevations) Received 29/09/2021;
- Drawing No: 526/05 (Existing Side Elevations) Received 29/09/2021;
- Drawing No: 526/03 (Existing Floor Plans) Received 29/09/2021;
- Drawing No: 526/01 (Site Location Map) Received 29/09/2021;
- Drawing No: 526/PL04 (Proposed Elevations) Received 29/09/2021;
- Drawing No: 526/PL02 (Proposed Floor and Roof Plans) Received 29/09/2021;
- Drawing No: 526/PL03 (Proposed Elevations) Received 29/09/2021;

Relevant Planning History

Reference	Description	Outcome	Decision Date
20080101	Erection of single storey rear extension to form a bedroom.	Permitted	31.03.2008
20131151	Application for Lawful Development Certificate for the existing installation of two pitched roof dormer windows within the northwestern roof-slope of the building and the replacement of an existing porch to back door with a larger lobby extension.	Certificate Granted	10.01.2014
20160011	Conversion of existing attached car port to form a study.	Permitted	29.02.2016
19990893	Erection of conservatory at the rear.	Permitted	14.02.2000
19870587	Erection of extension at 1st floor level on the south elevation to form games room	Permitted	19.10.1987
19870269	Erection of single storey extension on the east elevation to form car port and garage	Permitted	04.08.1987
19870064	Erection of two storey side and rear extension to form lobby store and dining room at ground floor with bedroom and en suite bathroom at first floor	Permitted	01.04.1987

19760578	Revised details of conversion of barn and agricultural buildings to dwelling house	Permitted	08.09.1976
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Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards
- TC3 – Development affecting Conservation Areas

Paragraph 33 of the NPPF (2021) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- Hook Green Rural Conservation Area Appraisal (2017)
- Gravesham Landscape Character Assessment 2009
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

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

KCC – Heritage

No comments to make

Meopham Parish Council

No objection

GBC - Conservation Officer

No comments received.

Highway Development Management Officer

No objections

Neighbouring properties

The application was advertised by way of site notice and letters to six surrounding properties. The consultation period expired on 29th October 2021 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of a single storey extension to the garage and part conversion of the garage to form a gym. The extension to the garage would project some 4m and span 2.8m with an overall height of 3.3m. The extension would be finished with a dual pitch roof and include a painted timber garage door in the front elevation.

Character and Appearance

The application property is a detached house situated in a rural boundary inset from the greenbelt in the Parish of Meopham. The property falls within the Hook Green Conservation area where some of the nearby homes are subject to an article four direction, however the application site is not under the direction.

The proposal seeks a modest extension from the northern elevation to allow for the creation of a gym. The gym will be situated in part of the old garage area and the new projection will accommodate the shortfall which will come as a result of the part garage conversion.

Many of the surrounding properties have been extended so the principle of extending is not uncommon. The extension is well designed with materials to match and the use of such materials preserve the character of the area and so it is deemed compliant with Policies CS19 (Development and Design Principles) and CS20 (Heritage and the Historic Environment) of the Gravesham Local Plan Core Strategy (2014), saved Policy TC3 (Development Affecting Conservation Areas) of the Gravesham Local Plan First Review (1994) and section 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (2021).

Amenity of Future Occupiers

The proposal will maintain the amenity of future occupiers and provide additional amenity space in the form of a gymnasium.

Neighbouring Amenity

Due to the modest size of the extension and its location in relation to surrounding properties it is not considered to harm the amenity of adjoining occupiers.

Parking and Highways

The highways officer was consulted and has no objections to the proposal as there is sufficient parking to the front of the property.

A condition will be imposed to ensure the garage is retained as a parking space going forward to ensure this area is not converted into a habitable room.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within the Meopham Downs Character Area, as set out in the Council's Landscape Character Assessment document.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that this development would not be detrimental to the Meopham Downs Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	15th November 2021	Dated:	15th November 2021