



Delegated Report

Householder Planning Application

Planning Application No: 20230193

Location: 14 Pitfield Drive Meopham Gravesend Kent

Description: Erection of a new front porch and loft conversion with rear dormer and roof lights to front.

Applicant: Mr & Mrs Pengilly

Site Visit Date: 17 May 2023

Submitted Documents/Plans

Householder Planning Application form;
Drawing no. 2023-004 001 Red line site boundary plan;
Drawing no. 2023-004 002 Existing ground floor and loft layouts;
Drawing no. 2023-004 003 Existing roof plan and section;
Drawing no. 2023-004 004 Rev. A Existing elevations;
Drawing no. 2023-004 005A Proposed layout plans;
Drawing no. 2023-004 006 Proposed roof plan and section;
Drawing no. 2023-004 007 Proposed elevations;
Drawing no. 2023-004 008 Existing block plan; and
Drawing no. 2023-004 009 Proposed block plan.

Superseded Documents/Plans

Drawing no. 2023-004 004 Existing elevations;
Drawing no. 2023-004 005 Proposed layout plans;

Procedural issues

Due to inaccuracies in the originally submitted existing elevation drawing, the plan was amended. The application was publicised only once the amended plan had been received.

Following a request by the case officer the proposed layout for the rooms in the roof was amended to increase the floor area for bedroom 5.

It should be noted that although the existing layout drawing shows the application property having two separate kitchens, in reality, one room is a kitchen and the other is a utility room. This inaccuracy has not undermined the determination of this application.

Lastly it should be noted that the existing and proposed block plans incorrectly label the application site as no. 40. This inaccuracy has not undermined the determination of this application.

Relevant Planning History

Reference	Description	Decision	Decision Date
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20040775	Erection of single storey side extension to form bedroom and en-suite w.c./shower room.	Permitted	19.10.2004
20010915	Erection of two single storey rear extensions to form lobby, bedroom, breakfast room and utility room and conversion of integral garage into bedroom, ensuite w.c. and bathroom.	Permitted	10.01.2002
20010582	Erection of single storey side and rear extension to form two bedrooms with ensuite bathrooms and enlarged living/dining room; conversion of integral garage into kitchen and utility room and formation of 2 additional parking spaces in front garden.	Permitted	19.10.2001

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)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- TC7 – Other Archaeological Sites

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

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)

Consultations, Publicity and Representations

GBC Highways Officer

I have no objections the property can meet suggested car parking requirements. However, to comply with

SPG4, two secure parking spaces should be provided for the new bedrooms to comply with the requirement of one space per bedroom.

GBC Conservation Officer

No response received.

Meopham Parish Council

No objection to this planning application providing it meets the requirements of GBC's Householder Extensions/Alterations Design Guide.

Neighbouring properties

The application was publicised by a site notice, newspaper advertisement and to three neighbouring properties by letter. No representations have been received.

Officer's Analysis

Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

In relation to rear roof extensions, the Householder Extensions/Alterations Design Guide (2021) sets out that proposals should be set away from the gables, hips, eaves and ridge of a property; be lower than the existing ridge line and retain the original ridge line treatment; that dormers should not overwhelm the roof slope within which they are placed; and that windows should reflect the position, design and character of existing windows on the host building.

In relation to front extensions and porches, the Householder Extensions/Alterations Design Guide (2021) sets out that proposals can change the character of the original building and where poorly designed, can have a negative impact on the appearance of the street scene; that their scale and design should respond to the existing dwelling; that existing features such as bay windows should be preserved; that open porches, where they are an original feature, should generally not be enclosed; and that proposals should not undermine the depth of front parking spaces.

The comments of Meopham Parish Council in relation to the proposed development complying with the Householder Extensions/Alterations Design Guide (2021) are noted.

The proposed dormer would be large but just about subservient to the size of the main roof and the windows would broadly match with those existing. The proposed porch would have a hipped roof to match the existing roof design and would not be excessive in terms of size or scale. The proposed external facing materials would match with those existing. It is noted that nos. 11 and 13 Pitfield Drive have existing loft conversions with dormers.

The application site is located in the Meopham Downs Landscape Character Area (LCA) and as such, Policy CS12 of the Gravesham Local Plan Core Strategy September 2014 is relevant. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment will be taken into account in determining applications. The Meopham Downs LCA is characterised by a mixture of grazed pasture and arable land, with field shape and size being varied because of the topography of the area. Tree belts and native hedgerows with mature hedgerow trees form distinct boundaries.

The application site is located within the village and the proposed development would be within an existing residential curtilage. The proposal would result in an increase in the amount of built development but would

not adversely affect the overall landscape character of the surrounding area.

The application site is also located some 27 metres to the north west of the Meopham Green Conservation Area. However, the proposed development would have negligible intervisibility with the adjacent conservation area and as a result, would cause no harm to its setting.

Overall, the proposed development would be appropriate in terms of design and would not have an adverse impact on the character or appearance of existing building or the surrounding area. Therefore, the proposal would be in line with Policies CS12, CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and the Householder Extensions/Alterations Design Guide SPD (2021).

Amenity of Future Occupiers

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants. In this regard, the Nationally Described Space Standards (NDSS) and the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The proposed development would increase the number of bedrooms at the application site from three to five but sufficient rear garden area and depth would be retained to comply with the minimum requirements of the RLG. The proposed bedrooms would meet the minimum floor area requirements for single bedrooms in the Nationally Described Space Standard (2015).

It is noted that the proposal would result in the loss of a secondary bedroom window (to bedroom 01) but due to there being an existing alternative window in the front elevation, then there would be no significant loss of natural light.

Overall, the proposal would provide a good standard of living for future occupiers and be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014), the Residential Layout Guidelines (June 2020) and the Nationally Described Space Standards (2015).

Neighbouring Amenity

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of neighbouring occupiers.

The closest residential properties to the application site are nos. 13 and 15 Pitfield Drive (located to the east and west respectively).

The proposed window to the porch would face no. 13 Pitfield Drive across the front garden of the application site, which is not a private space and it is noted that the new window replaces two existing windows in a similar location and would be to a non-habitable room. No. 13 Pitfield Drive has a rooflight in its side roof slope facing the application site but it is offset. As such, there would be no adverse overlooking impacts to or from the occupiers of no. 13 Pitfield Drive.

There would be no new windows in the side elevation or roof slope facing no. 15 Pitfield Drive. Therefore, there would be no adverse overlooking impacts to the occupiers of that property.

Due to the design of the proposed development and to the layout and orientation of the surrounding properties, there would be no adverse overshadowing or overbearing impacts to the occupiers of either of the adjacent dwellings.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Parking and Highways

Policy CS11 of the Gravesham Local Plan Core Strategy September 2014 and Saved Policies T1 and P3 of the Gravesham Local Plan First Review November 1994 require new development to mitigate its impact on the highway and public transport networks and to provide sufficient parking in accordance with adopted parking standards.

The proposed development would result in the dwelling increasing from three bedrooms to five and would reduce the size of the existing frontage parking arrangements. However, the retained frontage parking area could still accommodate three vehicles and the GBC Highways Officer has not raised an objection. A condition can be attached to any planning permission granted, to ensure that the revised frontage parking area is retained permanently.

As two new bedrooms are proposed, the GBC Highways Officer seeks the provision of two cycle parking spaces to comply with the KCC Parking Standards (2006). However, as sufficient space would be available at the application site to provide cycle parking, should the applicant wish to provide it, then there is no need to condition cycle parking provision in any planning permission granted.

Overall, it is considered that the proposal would make sufficient provision for the parking of vehicles within the site in accordance with the Borough Council's adopted Vehicle Parking Standards and would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P3 of the Gravesham Local Plan First Review November 1994.

Any Other Material Planning Considerations

The application site is located within an area of multi-period archaeological potential and Groundwater Source Protection Zone 3 and is located in close proximity to a gas pipeline (along the site frontage). However, as the proposed development is within the confines of an existing residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to groundwater, archaeology or gas infrastructure. As such, the proposal would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994. The applicant should be made aware of the existence of the gas pipeline via an informative on any planning permission granted.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials to match existing

Retention of existing frontage parking

Conclusion & Recommendation

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Richard Hart
Signed:	<i>K Joyce</i>	Signed:	<i>R Hart</i>
Dated:	27th June 2023	Dated:	27th June 2023