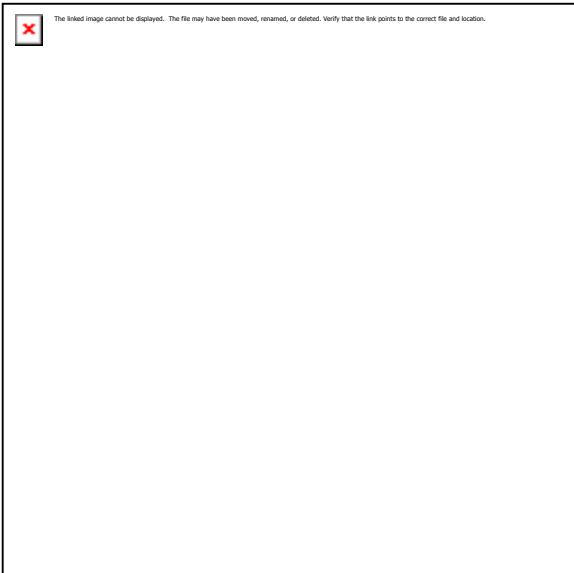




Delegated Report

Householder Planning Application

Planning Application No: 20220329

Location: 23 The Pippins Meopham Gravesend Kent

Description: Erection of a single storey rear extension.

Applicant: Mr Alex James Smith

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

- Application Form;
- Drawing No: 23-10 (Site Location Map)
- Drawing No: 23-11 (Existing Block Plan)
- Drawing No: 23-11 (Proposed Block Plan)
- Drawing No: 23-01 (Existing/Proposed Ground Floor Plans)
- Drawing No: 23-01 (Existing/Proposed Front Elevations)
- Drawing No: 23-01 (Existing/Proposed Rear Elevations)
- Drawing No: 23-01 (Existing/Proposed Side Elevations)
- Drawing No: 23-01 (Existing/Proposed Side Elevations)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20180234	Application for a Lawful Development Certificate in respect of the proposed conversion of the existing garage into a playroom.	Withdrawn	14.08.2018
20201368	Demolition of existing conservatory and erection of part single, part two storey rear extension.	Withdrawn	10.09.2021

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

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

- P3 – Vehicle Parking Standards

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

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Meopham Parish Council

No objection to this planning application provided it does not contravene Gravesham Borough Council's Supplementary Planning Document "Householder Extensions/Alterations Design Guide".

KCC Heritage

"The site lies within an area of multi-period archaeological potential. However, I consider it unlikely that these proposals, immediately adjacent to the existing dwelling, would have a significant below-ground archaeological impact and have no further comments to make in this case"

Neighbouring properties

The application was advertised by way of site notice and letters to eight surrounding properties. The consultation period expired on 29th April 2022 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of a single storey rear extension. The extension will project 2.6m from the rear elevation and span part width measuring 5.1m. The extension will replace an existing conservatory and will be finished with a mono pitch roof which will include two roof lights. There will also be a bifold door in the rear elevation and the extension will allow for the creation of additional living space.



Character and Appearance

The application site is a two storey detached house situated at the end of a cul de sac in the parish of Meopham, the site is located in an rural settlement which is inset from the greenbelt and a Landscape Character Area. The application site has not been previously extended, however there is currently a conservatory in place which appears to have been built under permitted development rules.

The proposed extension will be a replacement of the conservatory with the exact same footprint. The extension is designed with a mono pitched roof and materials to match the host dwelling.

Many of the neighbouring properties in the surrounding street have been extended in some form or other so the proposal is not an out of character addition. Furthermore the extension is situated to the rear of the property and would not be visible from a public vantage point, so there is no concern relating to its impact on the wider streetscene.

The proposal is modest in scale and is acceptably designed. It complies with the requirements of CS19 of the Local Plan Core Strategy 2014 and SPD4 - Householder Extensions/Alterations Design Guide (2021)

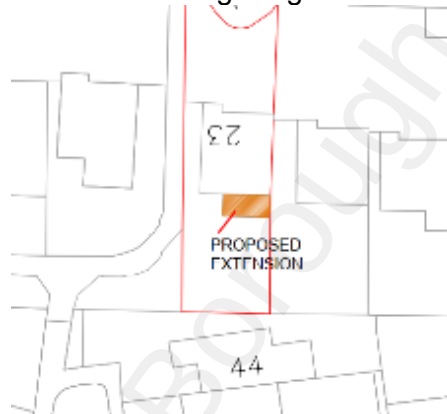
Amenity of Future Occupiers

Post development the garden will retain a minimum depth of 10m and an area in excess of 100sqm which is compliant with the Council's technical standards. The proposal adequately safeguards the amenity of future occupiers.

Neighbouring Amenity

The proposed extension is not liable to impact the neighbouring properties due to its modest scale. The property situated to the east known as No. 25 is not liable to suffer from any material harm in the form of loss of outlook or privacy as there are no windows proposed in the side elevation and there given the distance between the two properties there are no concerns relating to outlook.

In terms of loss of light, when considering the distance between the two properties and given the detached nature of the homes there is no material harm relating to light levels.



The proposal safeguards the amenity of adjoining occupiers and is compliant with CS19 of the Local Plan Core Strategy 2014.

Parking and Highways

The proposal will not impact on any existing parking arrangements so there are no concerns in this regard.

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 is suitably designed and compliant with Cs19 of The Local Plan Core Strategy 2014 and SPD4 Householder Extensions/Alterations Guidelines 2021 and so 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:	19th May 2022	Dated:	23rd May 2022