

Delegated Report

Householder Planning Application

Planning Application No: 20230297

Location: FairOak Willow Walk Meopham Gravesend

Description: Raising and replacement of the roof with new rear dormer, demolition of rear conservatory and replacement with single-storey rear extension with flat roof, new front entrance door location, extension of external terrace and internal remodelling

Applicant: Mr Tejinder Hanspal

Site Visit Date: 06.04.23

Preliminary Matters

The agent was contacted on 16.05.23 due to some queries relating to the application. These included clarification of all the proposed external materials, confirmation on whether any changes to the existing garage and existing front deck were proposed, queries relating to the 'lower' level patio and also to highlight that the single storey rear element was omitted from the east elevation view on the plans. As such, the agent provided a revised proposed floor plan and elevation drawing to clarify these matters on 17.05.23, which was accepted by the Local Planning Authority. In this instance, reconsultation was not required.

Submitted Documents/Plans

Application Form;
Supplementary Information – Design and Access Statement;
Supplementary Information – Email received from agent on 17.05.23;
OS Plan (received on 28.03.23);
Drawing No. 75 – Block Plan – Existing;
Drawing No. 76 – Site layout – Existing;
Drawing No. 77 – Floor Plans – Existing;
Drawing No. 78 – Elevations – Existing;
Drawing No. 100 – Block Plan – Proposed;
Drawing No. 101 – Site Layout – Proposed; and
Drawing No. 102A – REVISED Floor Plans and Elevations – Proposed.

Superseded Documents/Plans

~~Drawing No. 102 – Floor Plans and Elevations – Proposed.~~

Plan Note

On the existing elevations, and the block plans, there appears to be a structure shown on the drawings:



This is also shown within the design and access statement, which is a supplementary document. Looking at plans and aerial images, it appears the site formerly had a pool/outbuilding/structure as indicated on the Google 2015 Image below:



When visiting the site, it was noted that there was no outbuilding/pool/structure in the rear garden, and it appears that demolition has taken place sometime between 2020 and 2022. The proposed site layout plan and (revised) proposed floor plans and elevations do not include a rear garden structure. It is important to note that the outbuilding/structure is considered erroneous and does not form part of this application assessment.

Relevant Planning History

Reference	Description	Decision	Decision Date
20150519	Construction of a dormer extension by raising the roof line by 1200mm to form master bedroom with en-suite and two further bedrooms, family bathroom and study and conversion of existing basement to games room and store room.	Permitted	24.07.2015

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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); and
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments.

Meopham Parish Council

No objections.

GBC Highways Officer

I have no objections, the car parking provision is unaffected by the proposal and the minimum requirements for a 4 or more bedroom property are met.

However, to comply with SPG4 2 secure cycle parking spaces should be provided for the extra bedrooms, (one each)

Neighbouring properties

Four surrounding properties were consulted, a site notice was displayed on 06.04.23 and no responses were received. The overall consultation period expired on 28.04.23.

Officer's Analysis

Fairoak is a detached bungalow located north-east of the highway. The property benefits from a hardstanding area and detached garage in the front garden, a conservatory to the rear, and raised decks to the front and rear of the property.

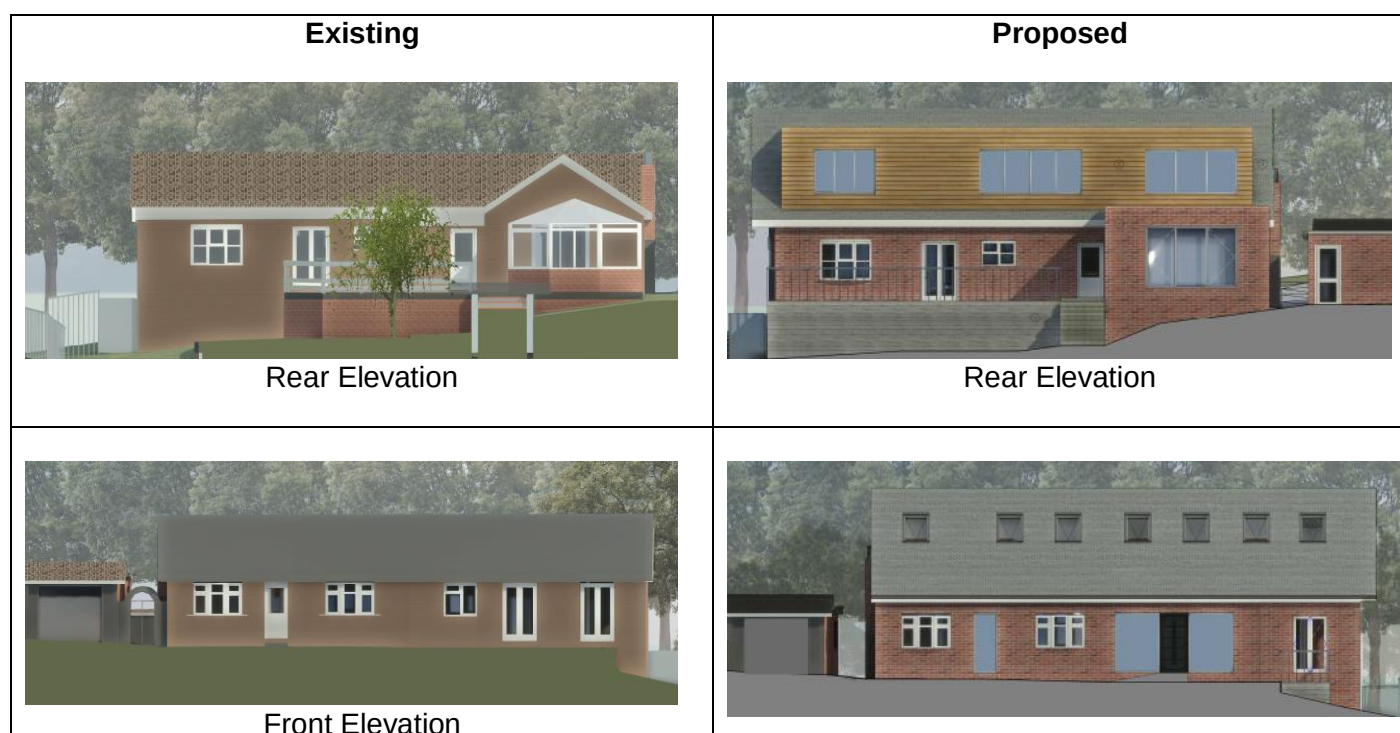


This application proposes the raising and replacement of the roof to form a larger gable roof, along with the installation of rooflights in the front roofslope and the construction of a dormer extension in the rear roofslope. In addition, the existing rear conservatory would be demolished and replaced with a new single storey extension with flat roof and parapet wall. Furthermore, the front entrance door would be relocated and the rear raised deck would be remodelled and extended. The lower level patio located to the rear of the property is to remain unchanged.

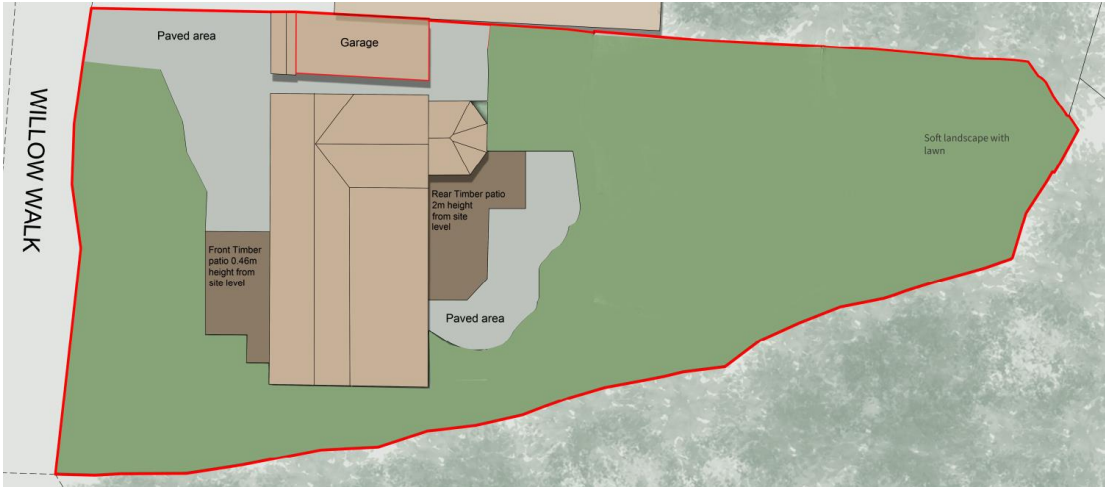
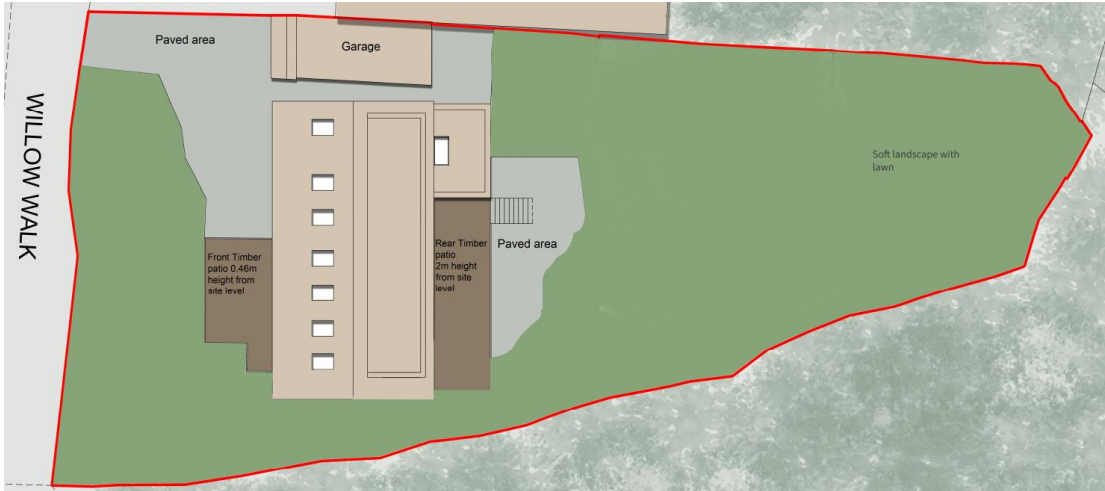
Proposed Development

The development would create space for a living room, a combined kitchen/dining area and an entrance hall at ground floor level, along with the extended terrace/decking area. The plans also show the utility room and 1 of the bedrooms is to be removed. At second floor level, the proposal would allow space for 3 bedrooms, a bathroom and a snug area. One of the bedrooms would have a walk in wardrobe and en-suite. The development would mean the property would go from a 4 bed dwelling to a 6 bed dwelling.

The plans show the dwelling is situated on uneven ground levels. As such the proposed main dwelling height ranges from 6.56m (west elevation) to 8.49m (rear elevation). Similarly the height of the proposed single storey rear extension ranges from 3.51m to 4.78m, with a depth of 3.60 and a 5.64m width. In addition, the rear terrace decking area would have a depth of 3.62m, a width of 11.52m and height ranging from 2.65m and 3.87 (inclusive of railings).



 East Elevation	Front Elevation  East Elevation
 West Elevation	 West Elevation

Existing Site Location Plan 	Proposed Site Location Plan 
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Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) (2014) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area.

Gravesham's Householder Extensions/Alterations Design Guide (Design SPG) (2021) sets out the key principles for development of the home. It seeks to ensure that extensions and alterations are well designed, well-built and sympathetic to their surroundings.

Willow Walk has a mixture of property styles and types with varying roof forms and heights. Therefore, although it is preferable for the original ridgeline treatment to be retained, the principle of the gable roof design (incorporating an increase in roof height) is not unacceptable and is not considered to detrimentally impact the existing dwelling or surrounding area. In addition, the proposed dormer extension in the rear roof slope is large, however it will be set down from the roof ridge, set above the eaves and set in from the roof edges. It will be constructed using timber cladding which will serve to compliment the woodland surrounds of the property. Furthermore, the plans show the installation of rooflights in the front roofslope. Although it would be preferable for the spacing and alignment of these windows to be more uniform, on balance the appearance is acceptable.

Proposed external materials to be used in the development are considered acceptable and includes; brickwork to match the existing dwelling, grey slate roof tiles, timber cladding for the dormer, grey GRP flat roofs for the dormer roof and single storey rear extension, with all windows (existing and new) to be installed within grey aluminium frames.

The proposed single storey rear extension is overall considered to be acceptable design. The parapet wall does interrupt the eaves of the main dwelling, and it is preferable for the eaves of the main dwelling to be maintained. However, on balance the design is acceptable; the extension is subservient to the main dwelling and the brickwork will match the existing.

The extension of the rear decking/timber patio area is not considered to be detrimental to the character of the existing dwelling, and as such is acceptable. In addition, the existing front decking area is to be retained, as is the existing raised lower level patio area. There are no proposed alterations to the existing garage.

The development as a whole is not considered to be detrimental to the design or character of the existing dwelling. As aforementioned above, Willow Walk contains a mixture of properties and it is considered that this design will not have a detrimental impact on the local surrounding area.

Overall, the development is acceptable and accords with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021.).

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth. The resultant garden area post development would exceed these requirements. The RLG (2020) also sets out expected room sizes, and the plans show the proposed new room sizes are acceptable, albeit room space for walk in wardrobes, snug areas and entrance halls are not specified within the RLG (2020).

Overall, the proposed development safeguards the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Neighbouring Amenity

No neighbour representations were received in response to this application, however, the development has been assessed in terms of neighbouring amenity below.

In situ, the proposed development would not cause any concerns relating to detrimental loss of light, loss of outlook, privacy or cause a sense of enclosure.

As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Highways and Parking

There are no parking or highways concerns that arise as a result of this proposal. Gravesham's Highways Officer has referred to the provision of cycle storage for each new bedroom proposed, however it is noted that there would be sufficient space in the existing garage or large rear garden to accommodate this as required.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of archaeological potential. However, a single storey extension is unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 3 area, however, the proposal is unlikely to pose an issue with regards to this constraint.

Impact on the Landscape

The application site is located within the Meopham Downs Landscape Character Area. This area is characterised by gently undulating topography with a mix of arable and pasture farmland, three large settlements located along the A227 and traditional architecture surrounding village greens providing local vernacular.

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 unlikely that the proposed development would have any detrimental impacts on the character of the landscape, by virtue of the nature of the development, within the rural settlement.

Conclusion

The proposed development will be constructed using acceptable external materials and is subservient to the existing dwelling. In addition, the proposal would not detrimentally impact the existing dwelling or local surrounding area. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours.

The application has been fully considered and is in accordance with local and national planning policy.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Miss Faye Hobbs
Signed:	L Hankin	Signed:	
Dated:	17 th May 2023	Dated:	18 May 2023