



Delegated Report

Householder Planning Application

Planning Application No: 20221054

Location: 5 Willow Walk Meopham Gravesend Kent

Description: Demolition of existing conservatory and erection of a single storey rear extension.

Applicant: Mrs Lauren Bailey

Site Visit Date: 06.10.2022

Preliminary Matters

The plans showed the extension would exceed the height of the existing eaves. Therefore, the agent was contacted on 06.10.22 in order to give the opportunity to amend the plans and lower the height of the extension so it is more in line with the eaves of the existing dwelling.



Revised plans were received from the agent on 13.10.22.

Submitted Documents/Plans

Application Form;
Supplementary Information – Cover Letter;
Site Location Plan (received 29.09.22);
Block Plan – Existing (received 29.09.22);
Block Plan – Proposed (received 29.09.22); and
Drawing No. MAD – 455 – 09 – REVISED Elevations and Floor Plans – Existing and Proposed.

Superseded Plans

~~Drawing No. MAD – 455 – 08 – Elevations and Floor Plans – Existing and Proposed.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
19820855	Construction of dormer extension in the rear roof slope to form two bedrooms and wc	Permitted	17.01.1983

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.

Neighbouring properties

3 surrounding properties were consulted, a site notice was displayed on 06.10.22 and no responses were received. The overall consultation period expired on 28.10.22.

Officer's Analysis

5 Willow Walk is a semi-detached chalet style bungalow located north east of the highway.

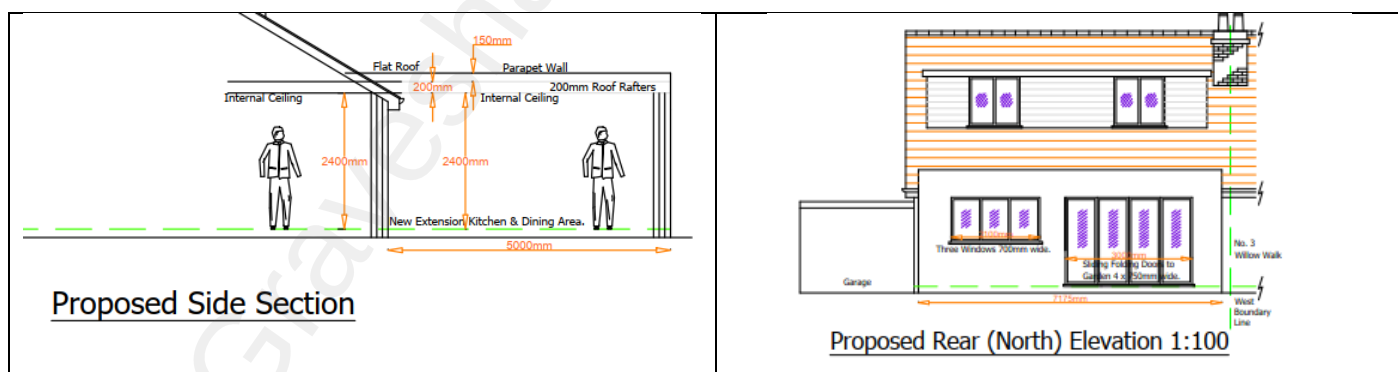


This application proposes the erection of a single storey rear extension.

Design, Character and Appearance

The development will make space for a new entrance hall, enlarged kitchen and dining area. It will be constructed using acceptable external materials to match the existing including; brick and block walls and double glazed upvc windows and doors. It will have a maximum height of 2.90m, a width of 7.18m and depth of 5.00m.

The plans show the extension is to have a flat roof with a parapet wall and the roof height will exceed the height of the existing eaves:



As aforementioned in this report, the agent was contacted in order to request the height of the extension to be lowered so it is more in line with the existing eaves. Although the revised plans do demonstrate a reduction in height, the appearance of the extension is still not ideal. However, it was noted when visiting the site that the extension would not be seen from the public vantage point and the existing garage(s) and high hedges/trees along the neighbouring boundaries would provide a screening effect. Therefore, on balance, this is considered to be acceptable. As such the development is in accordance 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. 5 Willow Walk will exceed both the depth and area requirement post development at 30.66m and 272.59sqm respectively. The RLG (2020) also sets out required room sizes, and the kitchen/dining area comply with the guidelines. As such, the proposed development is considered to provide acceptable room sizes and garden space to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Neighbouring Amenity

The proposal is unlikely to result in a sense of enclosure, loss of light, or impact the outlook of neighbouring properties. Trees/hedges line the shared boundary with number 3, and existing garage(s) will screen and separate the development from number 7. Furthermore, the extension will be single storey. As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Any Other Material Planning Considerations

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 its location within the rural settlement.

Archaeology

The site lies within an area of archaeological potential. However, the proposal would be unlikely to have any archaeological impact.

Conclusion

The proposed single storey rear extension will be constructed using acceptable materials and is subservient to the main dwelling. 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:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	17 th November 2022	Dated:	17th November 2022