



Delegated Report

Householder Planning Application

Planning Application No: 20230969

Location: 19 Evenden Road Meopham Gravesend Kent

Description: Erection of a single storey rear infill extension incorporating alterations to the extension roof including installation of a roof lantern, and infill of the existing front porch.

Applicant: Miss L Hay

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form;
Supplementary Information – Photograph 1;
Supplementary Information – Photograph 2;
Supplementary Information – Photograph 3;
Supplementary Information – Photograph 4;
Site Location Plan (received on 18.09.23);
DWG No. HD/DA13 OHA/EXT/SITE/EXISTING – Block/Site Plan as Existing;
DWG No. HD/DA13 OHA/EXT/SITE – Block/Site Plan as Proposed;
DWG No. HD/DA13 OHA/EXT/EXT-ELEVATION – Elevations as Existing;
DWG No. HD/DA13 OHA/EXT/PROP-ELEVATION – Elevations as Proposed;
DWG No. HD/DA13 OHA/EXT/EXT-GROUND – Ground Floor Plan as Existing;
DWG No. HD/DA13 OHA/EXT/PROP-GROUND – Ground Floor Plan as Proposed;
DWG No. HD/DA13 OHA/EXT/EXT-ROOF – Roof Plan as Existing;
DWG No. HD/DA13 OHA/EXT/PROP-ROOF – Roof Plan as Proposed;
DWG No. HD/DA13 OHA/EXT/SECTION AA – Section AA; and
DWG No. HD/DA13 OHA/EXT/SECTION BB – section BB.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230971	Application for Lawful Development Certificate in respect of proposed erection of a rear dormer, including a Juliette balcony, installation of three roof lights in front roof slope and conversion of the additional roof space into habitable rooms.	Certificate Granted	07.11.2023
19790469	Erection of single storey extension to form dining room and enlarged kitchen at the rear	Permitted	25.07.1979

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

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving 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);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Meopham Parish Council

We raise no objection to this application, subject to compliance with local planning policy.

Neighbouring properties

Four surrounding properties were consulted, a site notice was displayed on 26.09.23 and no responses were received. The overall consultation period expired on 20.10.23.

Officer's Analysis

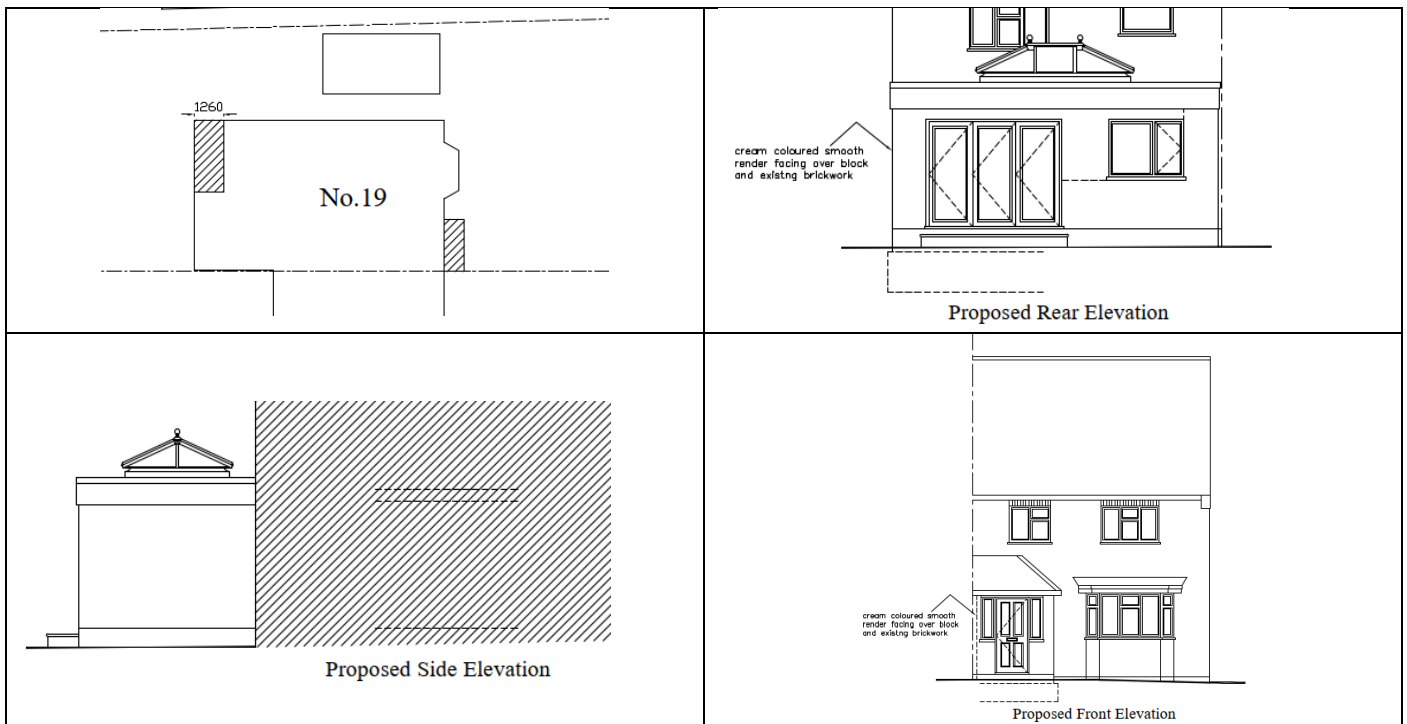
19 Evenden Road is a two storey semi-detached property located west of the highway.

Application Photo



This application proposes the erection of a single storey rear infill extension which would incorporate alterations to the extension roof; including installation of a roof lantern. In addition, this application proposes the infill of the existing front porch and a new window in the flank elevation of the dwelling, at ground floor level.

Proposed Development



The development would create an enclosed porch and internal layout changes.

The enclosure of the porch would be within the parameters of the existing porch canopy. The single storey rear infill extension would be 1.26m in depth and 3.08m in width, with the overall height of the extension increased to 3.25m. Additionally, a new roof lantern would be inserted into the rear extension roof, which would result in the extension having a 4.25m maximum height.

Design, Character and Appearance and Landscape Character Area

Policy CS19 (Development and Design Principles) (LPCS) 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 Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.*

The property 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 (LPCS) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

The development proposed by this application is considered to be subservient to the existing dwelling and there are no concerns in terms of the scale of the development. In terms of proposed external materials, it is desirable for the brickwork to match the existing dwelling, as opposed to the cream coloured smooth render proposed by this application. In particular, the proposed render for the front porch would be considered to negatively exacerbate the contrast between the application property and the adjoining open canopy porch of No.17.



The Design SPD (2021) includes guidance on materials for proposed development:

Materials

9.9 Extensions should normally be constructed using matching materials to the main dwelling. Matching bricks or render should be used along with similar coursing and pointing detailing and colours. Roof tiles or materials should match the existing in terms of materials, texture, colour and size. Where appropriate, extensions may be constructed of an alternative material if this is consistent with other development in the area and where the extension would still be clearly subordinate to the main dwelling.

The Gravesham Landscape Character Assessment (2009) also highlights the importance of conserving *'traditional character of built environment by drawing on traditional building materials and techniques for new development.'*

In this instance, the contrast in materials would not be considered to conserve and enhance the character of the local built and natural environment, or integrate well with the surrounding area. As such, the materials can be conditioned to match the existing dwelling.

Overall, the proposal is considered to be in accordance with Policies CS12 and CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2023.)

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development and the proposal satisfies both these requirements. The WC falls slightly under the 1.30sqm space requirement at 1.10sqm, however this is not considered to be significant enough to refuse the proposal. As such, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Neighbouring Amenity

No neighbour responses were received as a result of the consultation carried out for this application, however, neighbouring amenity shall be assessed below.

In situ, the proposed development is not considered to cause harm in terms of privacy, loss of light, loss of outlook or cause a sense of enclosure. The new window at ground floor level in the flank elevation of the dwelling is not considered to pose an issue in terms of privacy/overlooking as there is a garage between the development and the neighbouring property, as evidenced by the photos provided with this application:



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

Highways and Parking

There are no concerns with regards to highways and parking that arise as a result of this proposal.

Any Other Material Planning Considerations

Archaeology

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

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal is unlikely to pose an issue with regards to this constraint.

Conclusion

The proposed development is considered to be subservient to the existing dwelling. The proposed external materials can be conditioned to match the existing dwelling. This is to ensure the proposal would integrate well within the surrounding area and would result in a sympathetic addition to the existing dwelling. In addition, 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:	8 th November 2023	Dated:	08 November 2023