



Delegated Report

Householder Planning Application

Planning Application No: 20211078

Location: 1 Edmund Close Meopham Gravesend Kent

Description: Erection of first floor extension over existing garage, erection of a rear dormer, installation of rooflights to the front elevation and conversion of the roof space to form habitable rooms.

Applicant: Sally George

Site Visit Date: 3rd December 2021

Submitted Documents/Plans

- Application Form Received 01/09/2021;
- Cover Letter Received 10/09/2021;
- Drawing No: MAD-414-06 (Existing & Proposed Plans & Elevations) Received 01/09/2021;
- Site Location Map Received 01/09/2021;
- Existing Block Plan Received 25/10/2021;
- Proposed Block Plan Received 25/10/2021.

Relevant Planning History

Reference	Description	Outcome	Decision Date
19840460	Erection of single storey front extension to form porch and enlarged garage single storey rear extension to form enlarged kitchen lobby and wc	Permitted	06.09.1984

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

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 Objections

GBC – Highways Officer

No comments received.

Neighbouring properties

The application was advertised by way of letter to 11 surrounding properties. The consultation period expired on 16th November 2021 and one objection was received.

The main points raised in the objection were:

- Overlooking resulting in a loss of privacy
- Side windows threaten privacy
- Safety of neighbouring garage

Analysis

Proposal

The proposal seeks the erection of a first floor side extension and the erection of a rear dormer to allow for the conversion of habitable rooms in the loft space.

The first floor side extension will project approx. 2.3m to the east and will span the entire depth of the house. The extension will be built in line with the existing roof and will form a continuation of the existing dual pitch roof with a gable end. The extension will have a window in the front and rear elevation and two windows in the flank elevation. The side extension will allow for the creation of an additional bedroom to the first floor.

The rear dormer will have a width of approx. 4.9m and a height of approx. 2.6m and a depth of approx. 3.9m. The dormer will include two windows in the rear elevation and two velux roof lights in the front elevation. The dormer will allow for the creation of a fourth bedroom with ensuite shower room.

Character and Appearance

The application property is a semi detached situated in a rural settlement inset from the greenbelt. The property has been extended previously by way of a porch and a side extension to include a garage and kitchen. There is also a conservatory to the rear which was most likely built under PD.

The proposal seeks to extend the property to the side at first floor level as well as create a dormer in the rear roof slope. The extensions will allow for the creation of an additional two ensuite bedrooms.

The first floor extension will be built in line with the front elevation and the roof will follow the existing ridge. As per SPD4 - Householder Extensions/Alterations Design Guide (2021) a side extension should be set back and set in to avoid the terrace affect. The proposed side extension will result in a bulky extension which is not subordinate to the host dwelling.

It is noted that the adjoining occupier has a similar first floor side extension, however this is set below the ridge and behind the front elevation.



The rear flat roof dormer is acceptably designed and is set away from the eaves and below the main ridge, however the fenestration would benefit from being aligned with the first floor windows to give a more balanced appearance.

The proposed extension by virtue of design will result in an incongruous addition which is not subservient the original property which is contrary to the development and design principles 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 approx. 105sqm of amenity space which is compliant with the council's technical standards.

The proposed ensuite shower room in the roof space is approx. 3sqm which is below the preferred 3sqm as stated in SPG2 (Residential Layout Guidelines) 2020 and the first floor ensuite is also below size at 3.4sqm. However the proposed bedrooms are generously sized.

Whilst the proposal fails to secure adequately sized bathrooms, it is considered that a refusal on this basis would not be sustainable at appeal level.

Neighbouring Amenity

The extension will also include windows in the eastern flank window which will serve a bedroom. It is noted that there is currently an existing window in this elevation, however this serves a hall way which is not a habitable room. The proposed windows will face directly into the gardens of No.1a Edmund Close and No.65 Ediva Road. There is an approx distance of 14m from these windows to the first floor habitable

windows of the above mentioned properties.

It is therefore considered that the proposed extension would have an unacceptable impact on the neighbouring properties' privacy. As such, the proposal would fail to comply with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Core Strategy 2014 and paragraph 127f of the NPPF 2021.

Parking and Highways

The proposal would result in an increase in the number of bedrooms and subsequently requirement for parking, however there is sufficient space on the drive for off road parking for two vehicles in addition to a garage. However Under the adopted standards in SPG 4 - KCC Parking Standards (2006) a parking space should be 5m deep x 2.5m wide, and a preferred garage space for a single car should be 5.5m x 3.6m. The garage internally is a minimum of 5.2m by 2.2m. Therefore the existing garage space would not be fit for purpose necessarily to accommodate a modern day car and would therefore not probably be used other than for domestic storage.

On balance the proposal is considered to have adequate off road parking.

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 proposed extension by virtue of design will result in development which is not subservient to the original property which is contrary to the development and design principles of CS19 of the Local Plan Core Strategy 2014 and SPD4 - Householder Extensions/Alterations Design Guide (2021).

The proposed dwelling will result in an unacceptable impact on the neighbouring properties' privacy and would therefore fail to safeguard the amenity of adjoining occupiers, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 127f of the National Planning Policy Framework 2021.

(For detailed reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	8 th December 2021	Dated:	9th December 2021