



Delegated Report

Householder Planning Application

Planning Application No: 20230238

Location: Pinecroft Norwood Lane Meopham Gravesend

Description: Erection of first floor side extension and increased roof height of existing single storey rear/side flat roof extension to match existing rear extension.

Applicant: Mr Reid

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form

DWG No. 4242-001 - Block Plan as Existing and Site Location Plan

DWG No. 4242-002 - Floor and Roof Plans as Existing

DWG No. 4242-003-A - Elevations as Existing

DWG No. 4242-004-A - Block Plan as Proposed

DWG No. 4242-005-A - Floor and Roof Plans as Proposed

DWG No. 4242-006-A - Elevations as Proposed

Relevant Planning History

Reference	Description	Decision	Decision Date
20150970	Erection of a single storey rear extension.	Permitted	12.11.2015
19580304	Erection of four semi detached and two detached houses with private garages (type C1), four semi detached houses (type E2) and two semi detached bungalows (type A1)	Permitted	29.05.1958

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)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- SPG 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

Ward Councillors: No comments received.

Parish Council:

Following discussion by Meopham Parish Council's Planning Applications Working Group; the Council wishes to provide the following response:

- *Meopham Parish Council raises no objections to this planning application providing it meets the requirements of GBC's Householder Extensions/Alterations Design Guide and there are no objections from the owners/occupiers of neighbouring properties.*

GBC Highways Officer:

'There are no highway implications, no objections.'

Southern Gas: No Comments received.

Neighbouring properties

6 surrounding properties were consulted, and no responses were received.

Officer's Analysis

Principle of Development

This application is located in a Rural Settlement inset from the Green Belt, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development.

However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Landscape Character, Amenity of Future Occupiers, Residential Amenity of neighbours and Parking Provision.

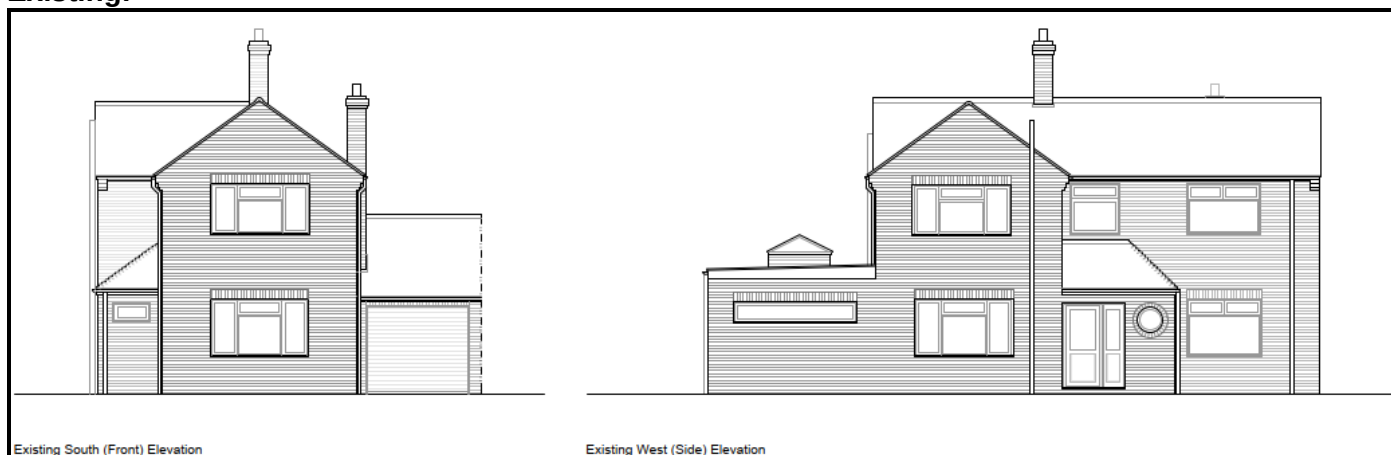
Design, Character and Appearance

The proposed development would result in a minor height increase to the rear sloping roof of the single storey of the area for proposed use as kitchen. Visually, this would only be apparent from the rear garden and would have limited impact to the character of the area, particularly given the minor height increase.

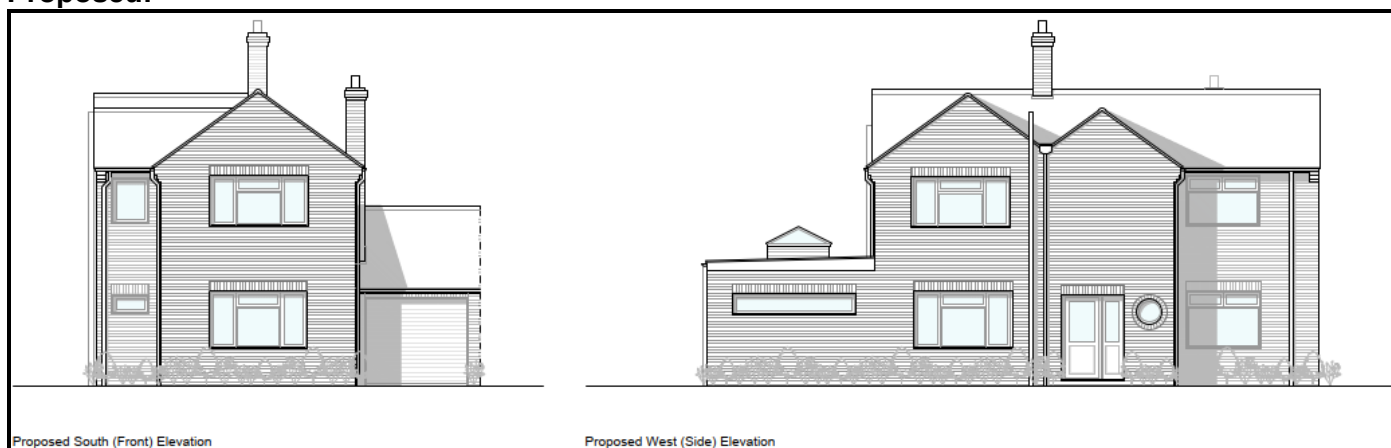
The other element of the scheme would result in a first-floor side addition. Important to note is that this element would be visible from front elevation, given its position and height.

For clarity the existing and proposed front and side elevations are detailed below (Not to Scale):

Existing:



Proposed:



As the elevations show, the proposed rooflines would be lower than the main roof and the extension would be set in by 3.3m from the front elevation. Both of these features reduce the prominence of the extension both from the streetscene and in relation to the main dwellinghouse. In terms of scale it would not be of significant increase to the existing floorspace and volume of the dwellinghouse and would therefore both in design and scale appear subservient.

The application form details that the additions would use red facing brick and roof tile to match the existing dwellinghouse. Given the front facing nature of the proposed side extension, a condition should be included to ensure that the proposed materials would match the existing dwellinghouse, where the application is approved.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2021) in terms of design, character and appearance.

Amenity of Future Occupiers

The proposal would rearrange the ground floor to switch the breakfast and kitchen room and would result in

an additional study at first floor.

The proposed kitchen room would have a floor area of 12m².

This single bedroom property would result in 2 study rooms. The existing has a floor area of 11m² and the proposed study has an area of 7m². In the event that, these rooms would be used for bedrooms in the future, there would be adequate floorspace for single bedrooms. However, it is noted that, this scheme proposes no additional bedrooms.

The rooms meet the required minimum space standards and would continue to have adequate rear garden depth and area as per SPG2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020.

Landscape Character

The proposal is for extensions and alterations to an existing property which is located in a built up rural settlement inset from the Green Belt. Although the proposed development would increase the size of the property, it would still retain an open site, similar to the existing residential setting, due to the size of the plot and the surrounding garden and as such the proposed development would not be detrimental to the open, rural landscape character of the surrounding area.

In respect of landscape character the proposal is therefore considered compliant with Policy CS12 (LPCS).

Neighbouring Amenity

For relevant Front and rear photographs (provided by the planning agent), showing the relationship with the neighbours are included below:

Front Elevation:



Rear Elevation:

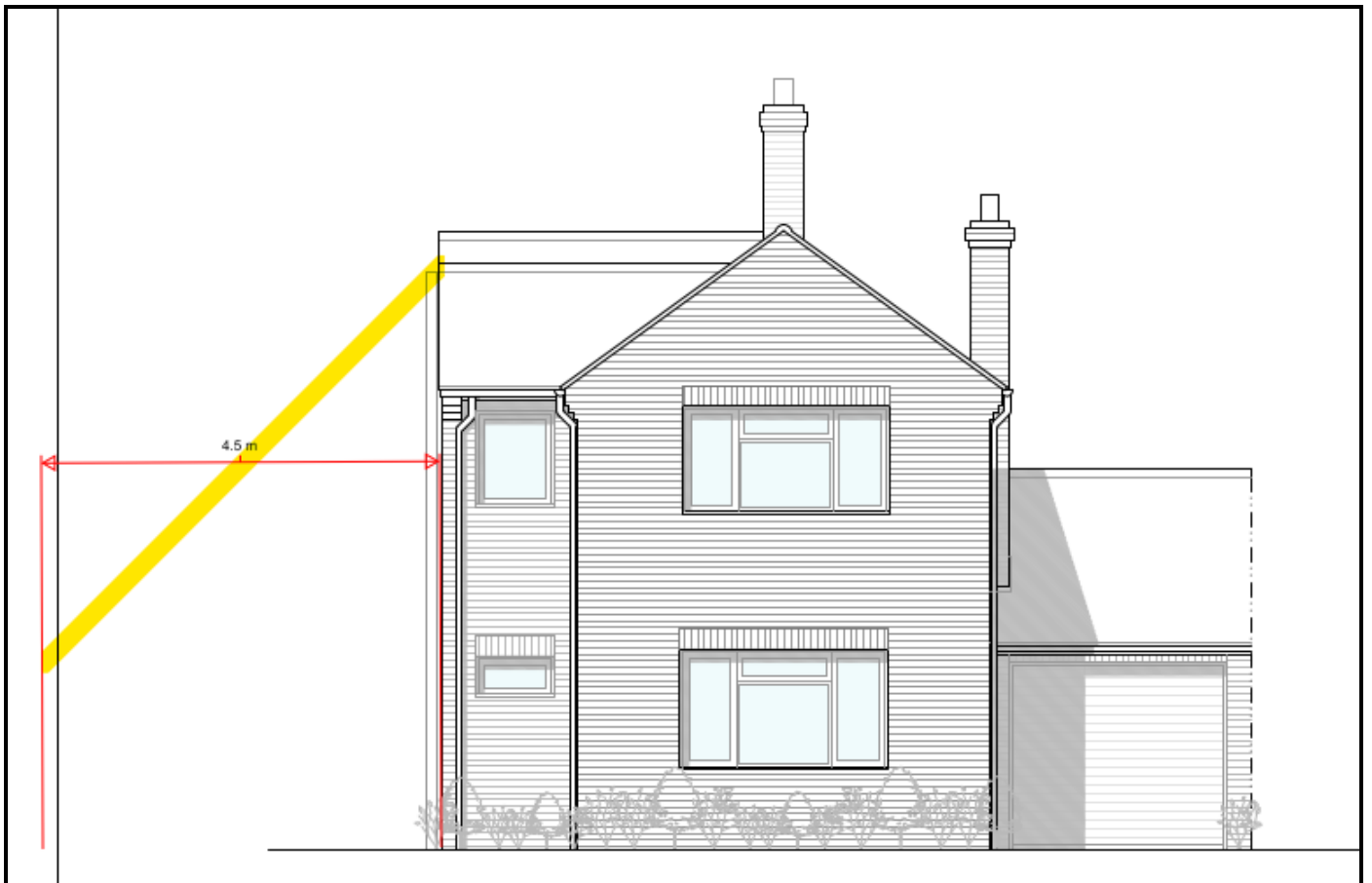
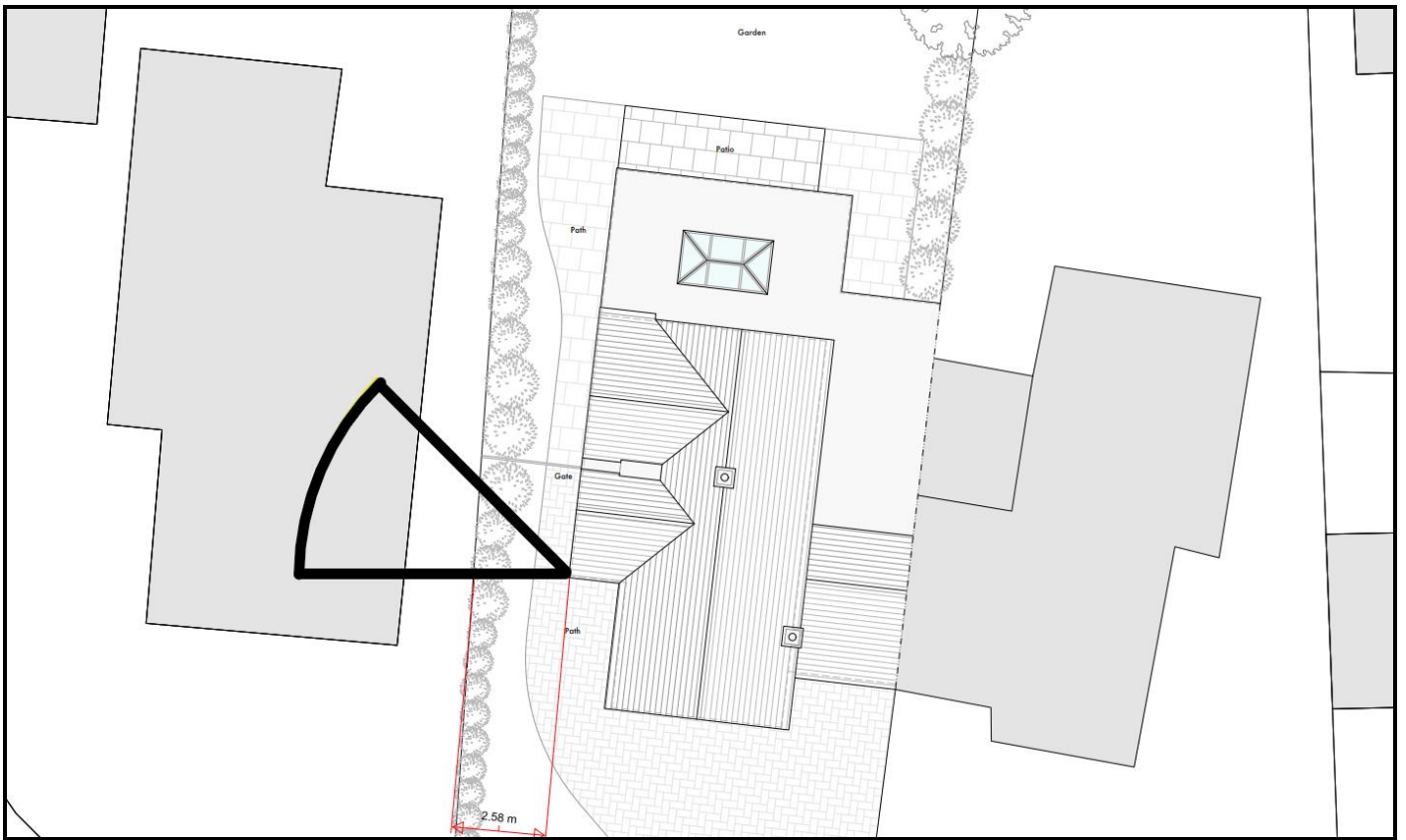


Avalon

This neighbour is located to the west of the dwellinghouse. The proposed first floor side extension would face this neighbour's dwellinghouse. There would be 2.6 metres from this extension to the shared boundary with Avalon. This would be adequate to ensure visual spacing is maintained and the development does not result in a cramped appearance. The addition would not include any additional upper floor side openings which could potentially overlook these neighbour's opening on the first floor, which in any case appears to be obscured.

Bramble

This neighbour is located to the east of the dwellinghouse and is attached at single storey. From this neighbour's perspective the main alteration would be the raised roof height of the single storey side element. The existing sloping roof ranges from 2.8-2.9 metres high. The proposed roof would range from 3.1-3.2 metres high. This is an increase of 1 metre. The minor increase in height at single storey would not result in any significant overbearing impact or overshadowing of this neighbour's openings. The first-floor wide extension would be set to the west side of the dwellinghouse and so would have no impact on this neighbour's amenity.



The above 45 degree tests shows the range of potential overshadowing. Given the distance of 4.5 metres between the proposed extension and this neighbour side elevation, and the height and position of the proposed extension, it would not likely result in any significant overshadowing of the upper floor side opening. It is noted that this opening would likely serve a bathroom, given its obscured nature and size, and so would not be considered to serve a habitable room in any case.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Parking Provision

The available parking provision and number of bedrooms would be unchanged. As noted by the GBC Highways Officer, there are no issues related to parking provision to be discussed in this case.

Adequate vehicle and cycle parking provision is therefore available in accordance with paragraphs 110 to 113 of the National Planning Policy Framework (2021), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014 subject to further details of cycle parking provision.

Conclusion & Recommendation

The proposed development complies with all relevant national and local planning policies. The recommendation is therefore to approve.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	2nd May 2023	Dated:	2nd May 2023