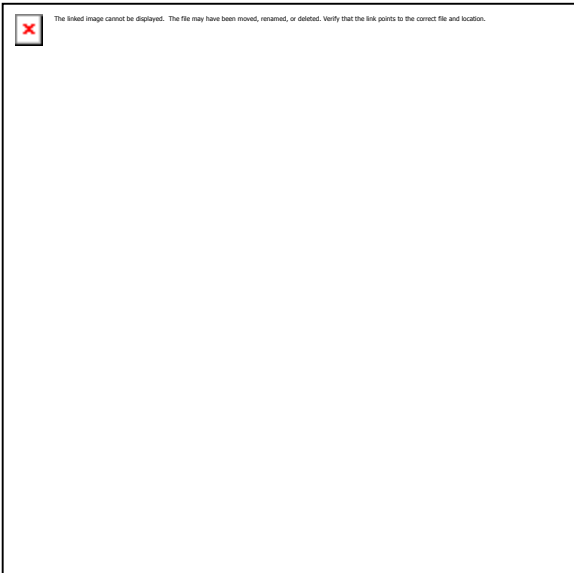




Delegated Report

Householder Planning Application

Planning Application No: 20220765

Location: Markland Whitepost Lane Culverstone Gravesend

Description: Erection of a single storey rear extension.

Applicant: Mr & Mrs Savastano

Site Visit Date: 21/07/2022

Submitted Documents/Plans

- Application form
- Drawing No: 03 (Existing Block Plan)
- Drawing No: 02 (Proposed Block Plan)
- Drawing No: 01 (Site Location Map, Existing/Proposed Plans and Elevations)

Relevant Planning History

Reference	Description	Outcome	Decision Date
19960423	Erection of extension to single storey rear extension under construction permitted under GR/96/107W to form enlarged kitchen.	Permitted	30.12.1996
19960107	Erection of two storey side and part single storey side and rear extension to form bedroom, utility room and kitchen/diner with study at first floor level.	Permitted	15.04.1996
19800383	Erection of single storey rear extension to form enlarged kitchen and utility room	Permitted	16.06.1980

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 (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

- 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);
- SPD4 - Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Meopham Parish Council

No objection to this planning application subject to compliance with householder extensions/alterations design guide.

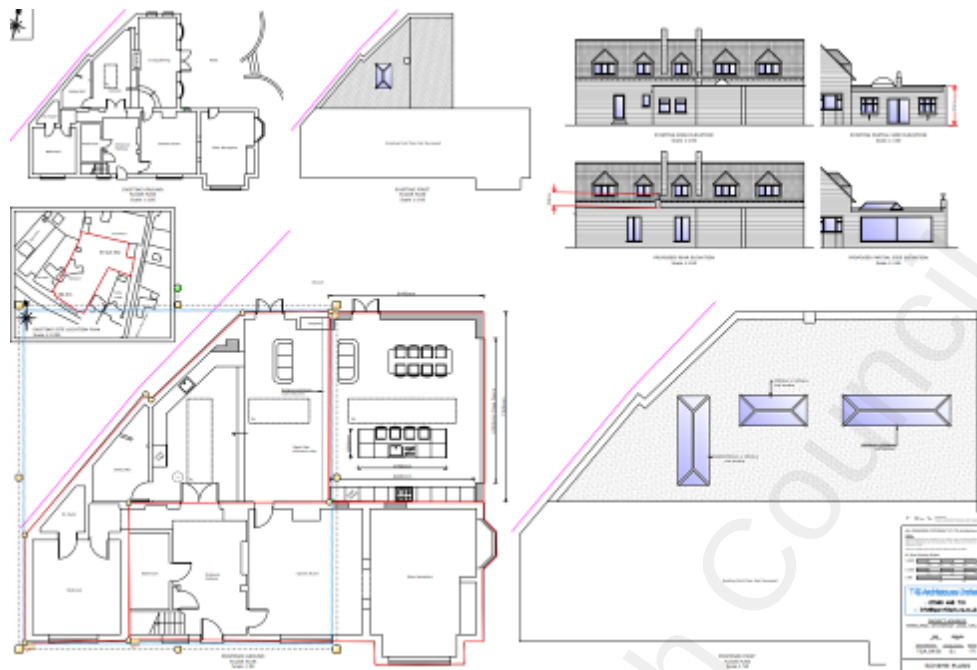
Neighbouring properties

The application was advertised by way of site notice and letters to 7 surrounding properties. The consultation period expired 12th August 2022 and no comments were received.

Analysis

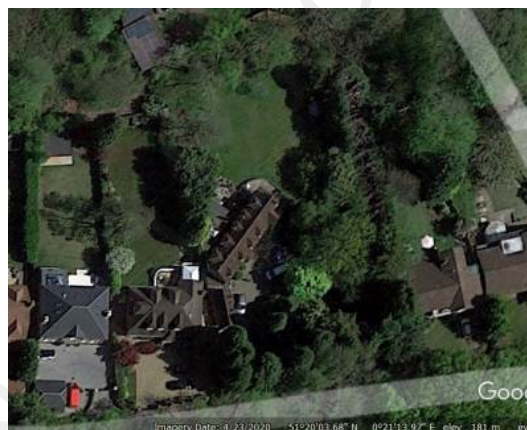
Proposal

The proposal seeks the erection of a single storey rear extension which will project 7.9m from the rear elevation and span 6.4m with an overall height of 3.3m. The extension will be finished with a flat roof, roof lantern and a chimney which will be approx. 1.1m higher than the roof, the proposal also show two new roof lanterns as being installed in the existing extension. The extension will include a double door in the rear elevation of the new extension and a new door in the existing extension. In the eastern elevation the extension will have a large glass door. The proposed plans show the extension as accommodating a kitchen area with a dining and living space.



Character and Appearance

The application site is a detached chalet style bungalow situated within the rural settlement of Culverstone Green and inset from the Green Belt. The application site has been subject of several planning consents which have seen many extensions over the years.



The proposed extension will see approx. 51sqm of additional living space added to the property. It is considered that the original property measured some 89sqm and over time there have been extensions added to the side and rear which equated to 86sqm, and so the existing and proposed extensions would have a combined measurement of 137sqm which is significantly above the original property.

Whilst the overall scale of extensions is significant, the proposal needs to be considered against the context of the area. The property is situated on a generous plot and is set back some distance from the main streetscape. The proposed extension would not be visible from a public vantage point due to the rearward nature of the extension and so it is not considered to harm the character of the area.

On balance due to the isolated nature of the property the proposal is not deemed to result in any harm to the character and appearance of the area, furthermore a refusal on the basis of scale is not considered to be something which could be defended at appeal and so on balance the proposal is deemed acceptable and compliant with CS19 of the Local Plan Core Strategy 2014.

Amenity of Future Occupiers

Post development the garden will retain sufficient amenity space and so the proposal is deemed to adequately safeguard the amenity of future occupiers.

Neighbouring Amenity

Due to the generous nature of the plot and the detached nature of the properties the proposed extension will not impact light, outlook or privacy of neighbouring occupiers due to its positioning.

The proposal is therefore considered to safeguard neighbouring amenity and is compliant with the requirements of CS19 Local Plan Core Strategy 2014.

Parking and Highways

The proposal will not impact existing parking arrangements and so there are no concerns in this regard.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within 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 development will not result in immediate harm to the character of the area or the property and is there deemed compliant Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and permission is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	26 th August 2022	Dated:	5th September 2022