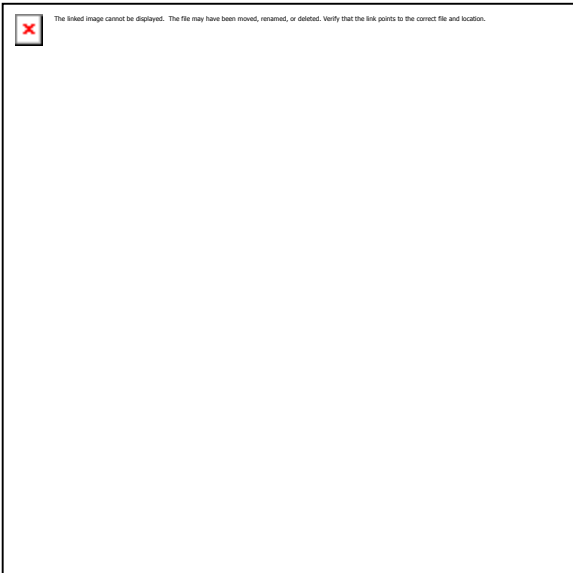




Delegated Report

Householder Planning Application

Planning Application No: 20220762

Location: Oakley Norwood Lane Meopham Gravesend

Description: Erection of a single storey side and rear extension.

Applicant: Mr Alan Taylor

Site Visit Date: 22nd July 2022

Submitted Documents/Plans

- Application Form
- Drawing No: 1421.WD.01C (Site Location Map, Existing/Proposed Block Plans)
- Drawing No: 1421.WD.03T (Proposed Floor Plans)
- Drawing No: 1421.WD.02 (Existing Floor Plans)
- Drawing No: 1421.WD.04 (Existing Elevations)
- Drawing No: 1421.WD.05C (Proposed Elevations)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20210292	Demolition of existing garage and conservatory. Erection of a single storey rear extension and a two storey side extension.	Permitted	04.05.2021
20210694	Demolition of existing garage and conservatory. Erection of a single storey side and rear extension.	Permitted	21.07.2021
19900674	Erection of single storey rear extension to form enlarged dining room.	Permitted	11.10.1990

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
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Meopham Parish Council

No objection.

GBC – Highways Officer

The loss of the garage is not significant in this application as the drive is of sufficient length to accommodate two vehicles and is existing. As such it will comply with Planning Guidance.



However, although there is no justification in planning terms, I would recommend that the drive should be widened to an absolute minimum of 3.4 metres wide (3.6m preferred) with the front boundary landscaping within 2 metres of the highway is lowered to no more than one metre in height.

The 3.4 metre width provides for a parking space and a reasonable pedestrian access to the property, whilst the landscaping reduction will improve sight lines for emerging vehicles.

Neighbouring properties

The application was advertised by way of site notice and letters to 5 surrounding properties. The consultation period expired on 12th August 2022 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of a single storey side and rear extension. The side extension will see the demolition of the existing garage and erection of a brick built side extension which will be approx 2.9m wide, 3.4m high and a depth of 10.48m. The extension will be finished with a flat roof and will contain a window in the front elevation and a door in the rear elevation and two roof lights to serve a bathroom and study room. The rear elevation will be rendered white to match the single storey rear extension.

The rear extension will replace an conservatory and will have a depth of 3m, a width of approx 6.3m (full width of original house) and will serve a kitchen and dining room and will include a door in the rear elevation. The extension will have a flat roof with a maximum height of 3.4m and will be finished in white silicone render.

Character and Appearance

This application is a resubmission of 20210694 which allowed the demolition of the existing garage and conservatory and erection of a single storey side and rear extension and so the principle of developing this property has therefore already been established. The current proposal sees the side extension being built close to the common boundary and a change the proposed use of materials.

The proposed side extension is set in from the front boundary and will be finished with brick and not white render as proposed in the previous permitted application under 20210694. The revised proposal will also see the side extension built closer to the shared boundary and will be 0.1m away. Whilst this does result in some terracing effect it is not considered to warrant a reason or refusal which can be sustained at appeal level as the proposal is only at single storey level.

The single storey rear extension will not impact the wider streetscene as it is not visible from a public vantage point and in some cases these types of extension do constitute a form of permitted development. The extension is subordinate to the host dwelling and acceptable in terms of design and scale.

Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. Paragraph 126 of the NPPF 2021 states that good design is a key aspect of sustainable development. Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The proposed extensions are considered to be well designed and are not excessive in size or bulk. They respect the original character of the property and the wider street scene through their subservient design and are therefore in accordance with the design policies outlined above.

Amenity of Future Occupiers

The proposed rear extension results in the addition of a large kitchen, dining and family room. The side extension creates a utility room, bathroom and study at ground. The proposed rooms are all appropriately sized and in accordance with the Residential Layout Guidelines (2020). The overall number of bedrooms at the property is not increasing. The garden is in excess of 40 metres in depth which is more than adequate for a property of this size.

There are no issues of overlooking or loss of light for future occupiers.

Overall it is considered that the proposal would have an acceptable impact on the amenity of future occupiers in accordance with Policy CS19 of the Core Strategy, the Residential Layout Guidelines and the Technical Housing Standards.

Neighbouring Amenity

The proposed rear extension is single storey and designed with a flat roof which by its very nature reduces the potential impact on amenity. It is only 3 metres deeper than rear elevation of the adjoining property. It is considered that the rear extension safeguards neighbour amenity.

The proposed single storey side extension will not result in any loss of light or overlooking to the neighbouring property. It is the same depth of the existing property. There are two windows on the flank elevation of the neighbouring property known as 'Cobwebs' but as the extension is single storey, it will not affect these windows which are at first floor. They also serve non-habitable spaces.

The proposed window on the flank elevation of the side extension will be conditioned to be obscure glazed to safeguard against any issues of privacy.

The impact of the proposed extensions on the amenity of surrounding properties has been thoroughly assessed and there is not considered to be any issues. Neighbour amenity has been safeguarded in accordance with Policy CS19 of the Local Plan Core Strategy 2014.

Parking and Highways

Whilst the proposal will result in the loss of a garage space it is considered that overall there is sufficient parking space to the front of the property.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being within the Green Belt, the application site is located within 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 Gravesham Core Strategy (2014) 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.

It is considered that the proposed extensions, due to the properties location within the traditional village settlement, will not detrimentally impact on the landscape.

Conclusion & Recommendation

The application has been fully considered and it is recommended that planning permission is granted. The proposed extensions are in accordance with local and national planning policy, the development is not excessive in size, bulk or height, will be constructed in suitable materials and will have no impact on the wider street scene. Furthermore there will be no impact on the amenity of future occupiers, neighbouring properties or the parking arrangement at the property.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	23 rd August 2022	Dated:	5th September 2022