

Delegated Report

Householder Planning Application

Planning Application No: 20240975

Location: 180 Rochester Road Gravesend Kent DA12 2JF

Description: Demolition of outhouse and erection of a single storey rear extension.

Applicant: Jill Vincent

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No 02 (Existing/Proposed Plans and Elevations)
- Proposed Plans
- Existing/Proposed Site Plans, Location Map, Existing/Proposed Elevations)

Relevant Planning History

No relevant planning history.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- 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 (2023) 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 (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed and Beautiful Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Other Relevant Guidance

- Kent County Council Dropped Kerb Guidance and Self-Assessment (2023)
- Gravesham Driveway Dropped Kerb Guidance (Informal Guidance) (2023)
- Gravesham Front Driveway Design Guidance (Informal Guidance) (2023)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

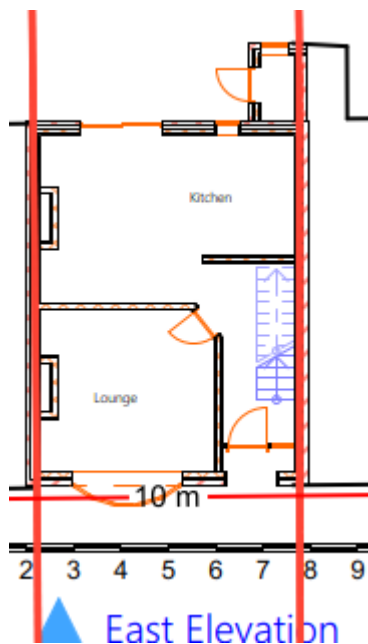
The application was advertised by way of letters to 2 surrounding properties. The consultation period expired on 19.11.2024 and no comments were received.

Analysis

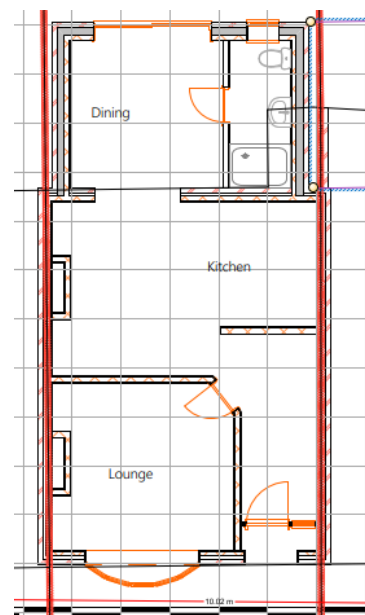
Proposal

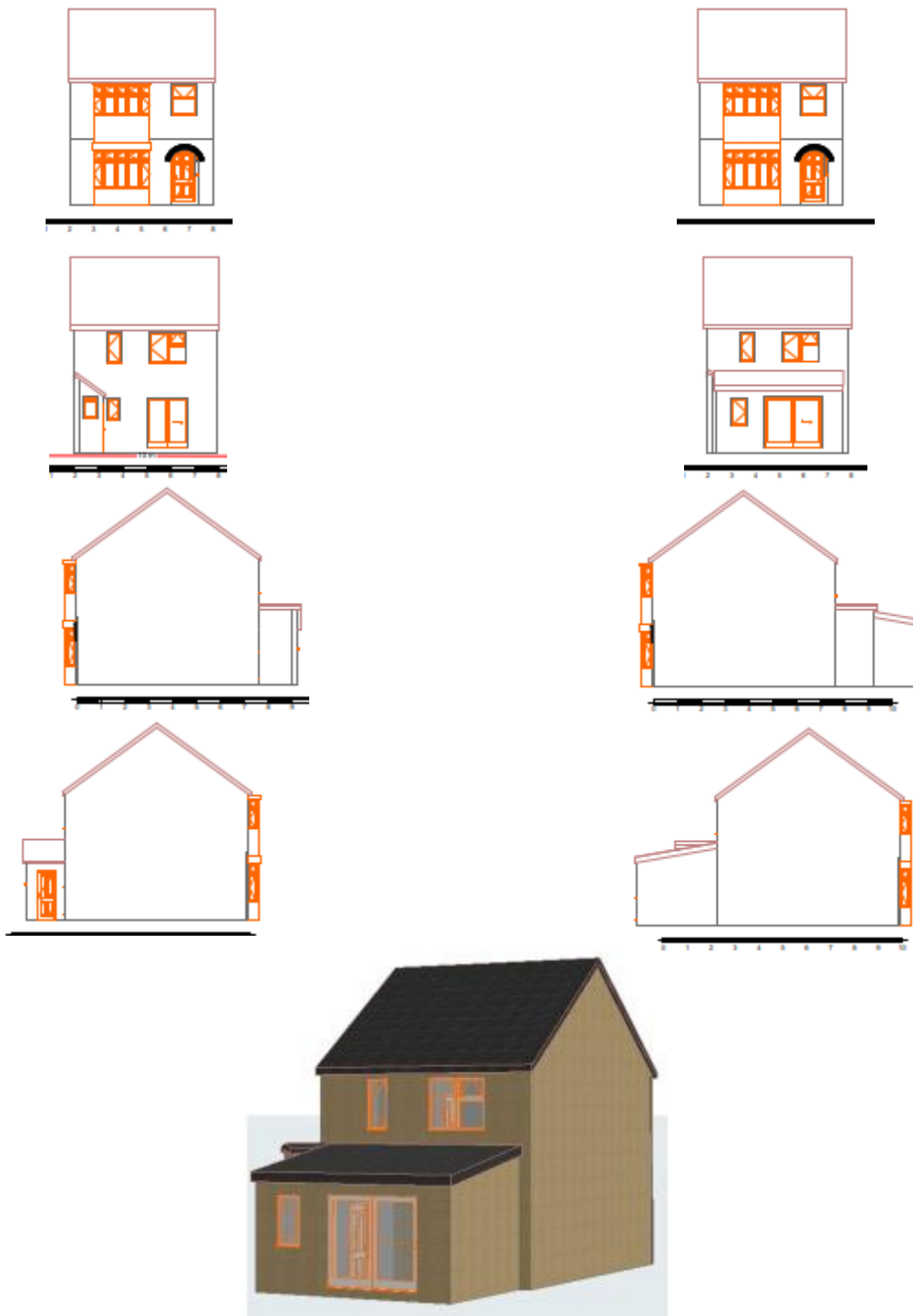
The proposal seeks to demolish an existing rear lean-to, to allow for the erection of a single storey rear extension with a flat roof. The extension will project 3.4m and will serve a shower room and dining area.

Existing



Proposed





Character and Appearance

The application site is a two storey mid terrace house in use as a single family dwelling. The proposed development will be situated to the rear of the property and will therefore not be visible from a public vantage point so there are no concerns on the wider impact of the streetscene.

As can be seen from the below google earth image, single storey rear extensions are a common addition to properties within the vicinity and so the proposed would not introduce an unseen feature.



The extension is slightly above what could be built under permitted development rules, nevertheless it is considered to be proportionate to the house and acceptably designed. It is located away from the common boundaries and so there are no concerns regarding encroachment.

The proposal is compliant with the requirements of CS19 local Plan Core Strategy 2014 and SPD4 – Householder Alteration and Extensions Guidance 2021.

Amenity of Future Occupiers

Post development there will be approx. 82sqm of resultant garden space which is adequate for a three bedroom property. The proposal therefore safeguards future occupant amenity and is compliant with the requirements of SPG2 – Residential Layout Guidelines 2020.

Neighbouring Amenity

The proposal will not impact neighbouring privacy as there are no windows proposed in the flank elevations, this will also be conditioned to ensure permission is sought should windows/openings wish to be inserted. The proposed window serving the shower room will also be conditioned so that it is obscure glazed and top hung.

In terms of loss of light or outlook, the proposed extension is not excessive in terms of height or depth and is only 0.1m above what could be built under permitted development.

The extension will not cause any meaningful loss of light or outlook to neighbouring properties and so the proposal is compliant with CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines 2020. No neighbour representations have been received.

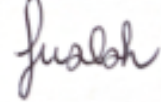
Parking and Highways

The proposal will not impact existing parking arrangements and so this does not require any further assessment.

Conclusion & Recommendation

The proposed development is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	10/12/2024	Dated:	10 December 2024