



Delegated Report

Householder Planning Application

Planning Application No: 20240983

Location: 21 Cirrus Crescent Gravesend Kent DA12 4QS

Description: Demolition of w.c., external store and conservatory and erection of single storey front/side extension and single storey rear extension.

Applicant: Mr Adrian Lawrence

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 29/10/2024;
Supplementary Information – Photographs;
Drawing Number 01 (Floor Plans and Elevations – Existing);
Drawing Number 02 (Floor Plans and Elevations – Proposed);
Drawing Number 03 (OS Plan); and
Drawing Number 04 (Block Plans – Existing and Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
19540471	Composite development of land	Permitted	05.06.1957

Development Plan

Gravesham Local Plan Core Strategy (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)

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed and Beautiful 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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

Neighbouring properties

5 surrounding properties were consulted and a site notice was displayed on 11th November 2024. No responses were received and the consultation period ended on 6th December 2024.

Officer's Analysis

Design, Character and Appearance

21 Cirrus Crescent is a semi detached dwellinghouse located on the Western side of the highway. The application site is soft landscaped to the frontage with hard standing to the side for vehicular parking and access to garage. There is an outbuilding and conservatory to the rear which the application looks to demolish.



The application proposes the erection of a single storey front and side extension and a single storey extension to the rear.

The single storey rear extension will have a pitched roof with parapet walls at a maximum height of 3.4m and an eaves height of 2.2m. It will have a proposed width of 5.63m and will extend beyond the rear wall by 4.8m.

The extension will create space for an open plan kitchen and living area. There will be uPVC patio doors to the rear elevation and 4 roof lights. It will be constructed with a rendered finish. The rear extension is considered acceptable in terms of design.

The application also proposes the construction of a single storey front and side wrap around extension.

There is an existing flat roof front entrance porch with open side porch to the existing property. The application does not look to increase upon the depth of the existing porch, but the width will increase by 0.5m. The proposed extension will have a maximum height of 3.2m and an eaves height of 2.3m. It will project 1.25m from the front elevation and 1.54m from the flank elevation.

The extension will create space for internal alterations to include a utility room and will re-located the main entrance door from the side to front elevation. It will be constructed with a composite entrance door, glazing and a rendered finish.

The extension has been designed with a pitched roof which is in keeping with the existing dwelling. It is also considered that this type of extension is very common within Riverview Park estate. There are several examples of similar alterations to neighbouring properties, as shown below:



As such it is considered that the front extension would not have a detrimental effect on the host dwelling or the surrounding area. It is in fact considered an overall improvement.

Overall, the development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy

Framework (NPPF) (2023).

Amenity of Future Occupiers

The application does not introduce any additional bedrooms to the property and the remaining amenity area is in accordance with Gravesham's Residential Layout Guidelines for a three bedroom property.

Therefore, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2023).

Neighbouring Amenity

The application does not introduce any windows to the flank elevation and is therefore not considered to detrimentally affect the privacy of neighbouring properties.

Furthermore, due to the modest height of the proposed extension, the development will not have any detrimental impact on this property in terms of loss of light, outlook or sense of enclosure.

No neighbour representations have been received.

Overall, the development is not considered to have any detrimental impact on the amenity of neighbouring properties and is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

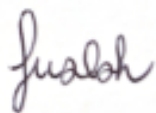
Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The proposed rear extension is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental impact on the street scene. The development will safeguard the amenity of future occupiers and will have not harm the amenity of any adjoining property. The front extension is considered an improvement on the current projection and will improve the overall appearance of the property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Mrs Faye Walsh
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	9th December 2024	Dated:	11 December 2024