



Delegated Report

Householder Planning Application

Planning Application No: 20240306

Location: 27 Armoury Drive Gravesend Kent DA12 1LZ

Description: Erection of a part single storey and part two storey rear extension.

Applicant: Mr Harpreet Singh

Site Visit Date: 02.05.24

Submitted Documents/Plans

Application Form;
Drawing No. 01 – OS Plan and Elevations – Existing;
Drawing No. 02 – Floor Plans – Existing;
Drawing No. 03 – Elevations – Proposed;
Drawing No. 04 – Floor Plans – Proposed; and
Drawing No. 05 – Block Plan – Existing and Proposed.

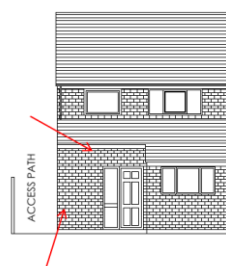
Plan Note

Following the site visit, it was noted that the plans, including the site location plan and block plans do not accurately reflect the front of the site:

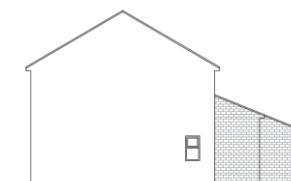
Site Visit Photos



Existing



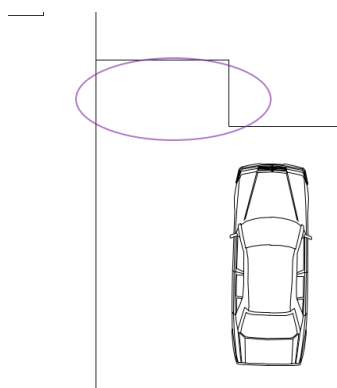
EXISTING FRONT ELEVATION



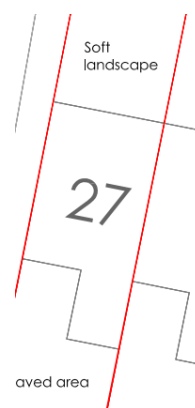
EXISTING SIDE ELEVATION



Aerial Image



EXISTING FIRST FLOOR PLAN



Existing Block Plan

The proposed development for this application is to the rear of the property. As such, these discrepancies do not impact the assessment of this application. If permission were to be forthcoming, then an informative can be added to the decision notice to highlight this.

Relevant Planning History

	Description	Decision	Decision Date
20160909	Erection of a single storey rear extension, extended front porch to include shower area and conversion of garage to games room.	Permitted	10.11.2016

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 (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

- 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); and
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Neighbouring properties

21 surrounding properties were consulted, a site notice was displayed on 02.05.24 and no responses were received. The overall consultation period expired on 24.05.24.

Site Description

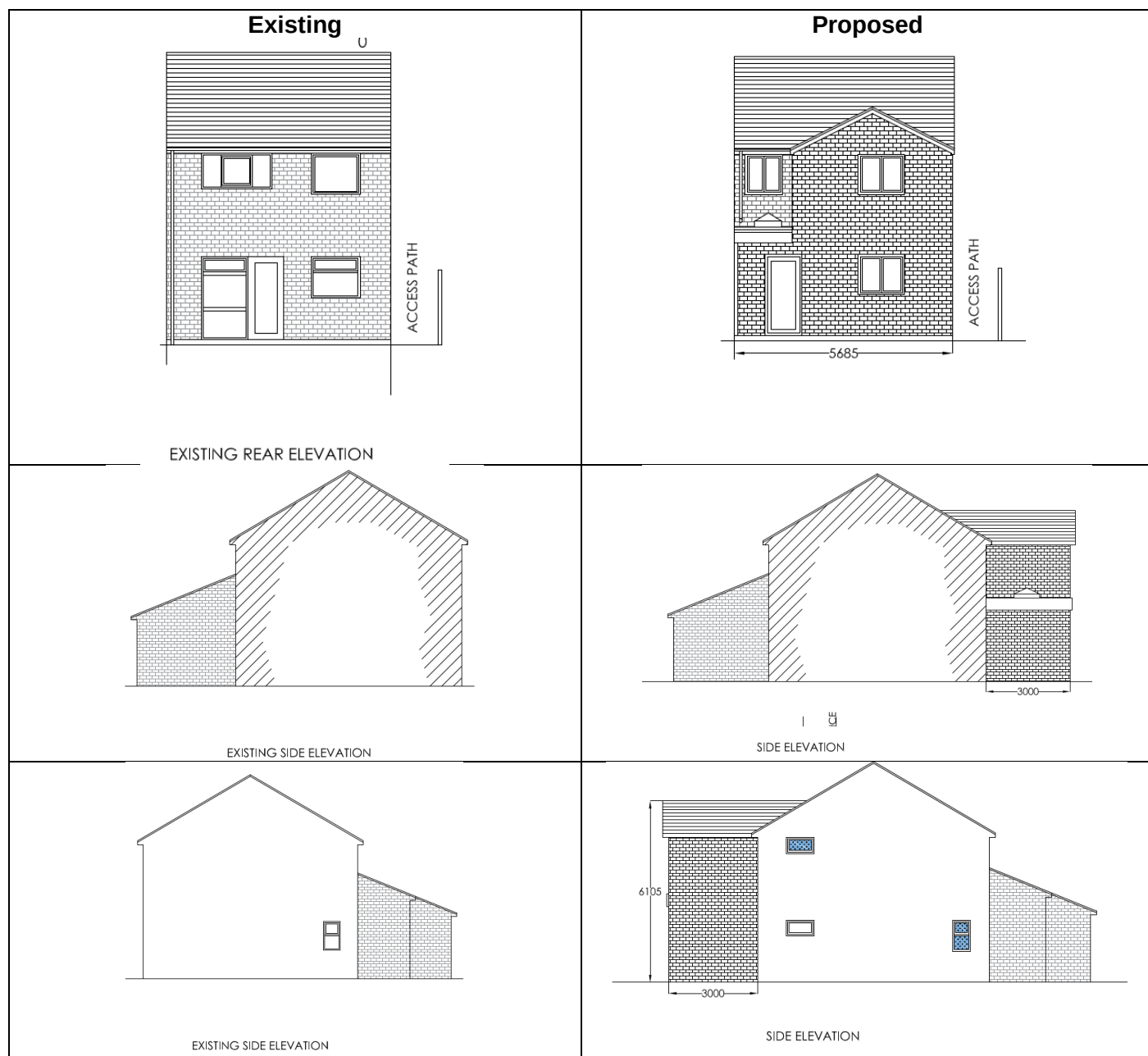
27 Armoury Drive is a two storey end terrace property fronting the north of the highway.



This application proposes the erection of a part single, part two storey rear extension.

Proposed Development

The extensions would create space for an enlarged dining/lounge area and enlarged kitchen at ground floor level. At second floor level, a new ensuite and walk in wardrobe would be created. The plans also show new fenestration in the flank elevation of the main dwelling.



The dimensions of the proposed development are as follows:

Single storey element	Two Storey Element
• Height (including lantern) 3.33m • Eaves height 2.97m • Depth 3.00m • Width 1.38m (5.56m including ground floor element of two storey extension)	• Height 6.13m • Eaves height 5.05m • Depth 3.00m • Width 4.18m

Officer's Analysis

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well-designed and beautiful places) of the NPPF (2023) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.*

Single Storey Element of the Extension

The single storey element of the extension is modest in overall scale and has been designed to compliment the original dwelling. Ideally, the rear access door would have been more centrally located in order to line up with the window at first floor level, however this, in situ, is not considered significant enough to cause harm to the appearance of the dwelling and would not be seen from the public vantage point.

Two Storey Element

The two storey element of the proposal has been appropriately set down from the main roof slope and has an acceptable depth. It would be more aesthetically pleasing for the extension to have a smaller width as this does make the proposal appear slightly bulky. However, on balance, the design is considered to be acceptable and would not cause detrimental harm to the design, character and appearance of the main dwelling.

Materials

The proposed external materials would match the existing dwelling as stated on the application form; which is desirable. This can be secured by condition if permission were to be forthcoming.

Rear Garden

The reduction in private garden area means the proposal would result in a small rear garden, with a high proportion of built form to rear garden ratio. This is far from ideal in design terms, however it is noted that permitted development rights for extending the property have not been removed. As such, a similar, 3.00m single storey rear extension could be constructed under permitted development rights without requiring planning permission, resulting in the same reduced garden area. In addition, the plans show proposed soft landscaping on the block plan, which is positive and would serve to soften the remaining garden area, separating it from the built form. As such, the proposal is considered to be acceptable.

Overall, the proposal is acceptable and accords with Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2023).

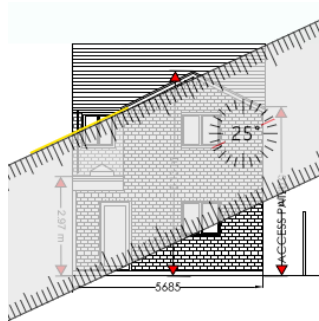
Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. As aforementioned above, the proposal would result in a small garden area. This would be of a size that is contrary to the RLG (2020), however, as a single storey rear extension could be constructed under permitted development rights, this is not considered sufficient to refuse the application. In terms of room sizes, the proposal would accord with the requirements of the RLG (2020), although the size of walk in wardrobes is not specified. A condition could be added to the decision notice to

remove permitted development rights for outbuildings in order to protect the remaining garden space and to bring any further development under planning control.

Light

The proximity of the two storey extension to the existing first floor window (serving a bedroom) is likely to have some impact on light:



However, this is not considered to have a significant detrimental impact, particularly when considering the orientation of the property and the path of the sun.

Privacy

The new windows in the flank elevation of the dwelling will face out towards the access way, which has the potential to impact the amenity of future occupiers. Two of the rooms are shown to be obscure glazed as they would serve a bathroom/shower room/WC. All three windows can be conditioned to be obscure glazed and fixed shut, as necessary, to ensure the amenity of future occupiers.

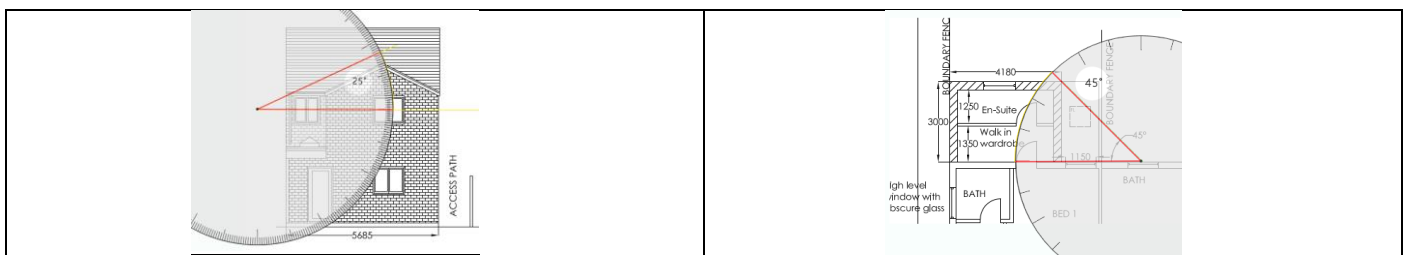
Therefore, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Neighbouring Amenity

No neighbour responses were received as a result of the consultation carried out for the application. Neighbouring amenity shall be assessed below in terms of loss of light, loss of outlook, loss of privacy and sense of enclosure.

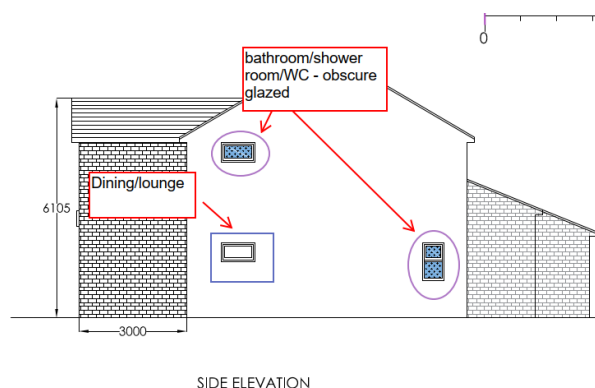
There is sufficient distance between the proposed extension and No. 25 Armoury Drive to ensure there would not be a detrimental impact on neighbouring amenity in terms of loss of light and loss of outlook. In addition, the proposal would not be considered to cause a sense of enclosure.

With regards to No. 29 Armoury Drive, the single storey element that would be adjacent to the shared boundary, and is minimal in height and depth. Furthermore, the two storey element is set a sufficient distance away from the neighbouring property. As such, the proposed extension would not cause a sense of enclosure, or loss of outlook. Additionally, there would not be a detrimental impact on light to No. 29, as highlighted by the plans/diagrams below:



Privacy

There are no windows proposed in the flank elevations of the extension, however, new windows are proposed in the flank elevation of the main dwelling, facing the rear access way and No. 25. The first floor window will be obscure glazed as it serves the bathroom and the window serving the ground floor WC/Shower room is also shown as obscure.



The dining room/lounge room window is not considered to impact neighbouring privacy as there is a high level boundary treatment between the proposed window and neighbouring property, as indicated by the below site photo:

(Application property is to the left)



Therefore, the proposal is considered to safeguard neighbouring amenity in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Highways and Parking

There are no highways or parking concerns that arise as a result of this proposal.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Conclusion

The proposed part single storey and part two storey rear extension will be constructed using acceptable external materials, which can be secured by condition. In addition, it is considered subservient to the existing dwelling. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours and would not impact the street scene.

The application has been fully considered and is in accordance with local and national planning policy.

Recommendation

Permission

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	29th May 2024	Dated:	29th May 2024