

Delegated Report

Householder Planning Application

Planning Application No: 20211071

Location: 1 Park Terrace Ferguson Avenue Gravesend Kent

Description: Erection of a single storey rear extension with a pitched roof and sky lights.

Applicant: Mr Ioan Pintilie

Site Visit Date: 23/09/2021

Submitted Documents/Plans

- Application Form Received 27/08/2021;
- Drawing No: 2020/012/03 (Proposed Block Plan) Received 27/08/2021;
- Drawing No: 2020/004/02 (Existing Elevations) Received 27/08/2021;
- Drawing No: 2020/012/04 (Site Location Map) Received 27/08/2021;
- Drawing No: 2020/004/01 (Proposed Plans and Elevations) Received 27/08/2021;

Relevant Planning History

Reference	Description	Outcome	Decision Date
20210542	Application for Lawful Development Certificate for proposed erection of a single storey rear extension.	Refused	21.06.2021
20110850	Application for minor material amendment to planning permission reference number 20100277 for demolition of existing dwellings and erection of a total of 195 dwellings comprising 127 two storey, two and three bedroom terraced houses, 10 three storey, four and five bedroom houses, 4 two storey, two bedroom houses with wheelchair access; 54 one and two bedroom flats comprising two blocks of three storey and two blocks of four storey flats and laying out of associated car parking spaces and amenity area; to replace blocks A and B with eight, three bedroom and two, two bedroom houses, making a total after amendment of 181 dwellings.	Permitted	18.11.2021

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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)

Consultations, Publicity and Representations

Neighbouring properties

The application was advertised by way of letter to 12 surrounding properties. The consultation period expired on 22nd September 2021 and no comments were received.

Analysis

Proposal

The application is for the erection of a single storey rear extension. The extension will project 3m from the rear elevation and span approx. 5.3m. The extension will be finished with a mono pitch roof which will have a maximum height of 3m.

The roof will include two sky lights and there will be double doors and a window in the rear elevation to allow for access and view of the rear garden. The extension will allow for the creation of a larger kitchen/diner.

Character and Appearance

The application site is a new build home constructed circa 2012. The property has not been previously extended and a recent application for a Lawful Development Certificate under reference 20210542 which sought the erection of a single storey rear extension was refused due to the application site having Class A Permitted development rights removed. The original planning consent for the erection of the dwelling under reference 20110850 included the below condition:

Notwithstanding the provisions of Article 3 of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, as amended, no enlargement, improvement or other alterations of the dwellings hereby permitted shall be carried out, including any roof alterations, dormers, porches, or external openings without the prior written permission of the Local Planning Authority having first been obtained.

Reason: In view of the restricted size of the site and in order to safeguard the privacy and amenity of the occupants of adjoining dwellings.

The existing garden appears to have an open structure in place, which was visible during the officer visit, and it is clear that this structure has been in place for some time.

The proposed single storey extension is adequately designed with the proposed use of materials to match the host dwelling. The proposal is compliant in design and appearance terms with CS19 of the Local Plan Core Strategy 2014.

Amenity of Future Occupiers

Post development the development will result in a garden which will measure some 42sqm with a depth of some 6.5m. The council's preferred standard for a 2 bedroom dwelling is as below:

Table 2

Accommodation with :	Minimum garden area (sq. metres)	Minimum depth from rear wall of house (metres)
1-2 bedrooms	37.2	7.6
3 bedrooms	60.0	10.0
4 or more bedrooms	100.0	10.0

Whilst a reduction in private amenity is not considered ideal, a refusal on this is not appropriate in this instance. The reduction of amenity space is only in terms of depth and is not excessive, plus the garden area is slightly above the preferred standards so the reduction is considered balanced.

However in order to ensure the amenity space is not further reduced a condition will be imposed to remove permitted development rights for the erection of outbuildings.

Neighbouring Amenity

The proposal is not liable to impact on neighbouring amenity in terms of loss of light, outlook or privacy. The extension does not have any windows proposed in any flank elevations so the privacy of adjoining occupiers is maintained.

The path of the sun means that the adjoining occupier will not suffer from a loss of light and this occupier's outlook is preserved as the development is fairly modest in terms of size and height.

No neighbour representations have been received.

The proposal is therefore deemed to safeguard the amenity of future occupiers.

Parking and Highways

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

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
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Signed:		Signed:	
Dated:	14 th October 2021	Dated:	14 October 2021

Gravesham Borough Council