

Delegated Report

Householder Planning Application

Planning Application No: 20230259

Location: 49 Marling Way Gravesend Kent DA12 4DW

Description: Erection of a single storey rear extension with internal alterations.

Applicant: Mr Jeremy Master

Site Visit Date: 23/05/2023

Submitted Documents/Plans

- Application Form
- Drawing No: 001 Rev G (Existing/Proposed Plans/Elevations)
- Drawing No: 005 (Site Location Map)
- Drawing No: 007 Rev B (Proposed Block Plan)
- Drawing No: 006 Rev B (Existing Block Plan)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20160684	Enlargement of existing roof with hip to gable extension incorporating a dormer extension in the rear roof slope to form habitable rooms and new pitched roofs to front elevation. Conversion of garage into master bedroom.	Permitted	17.10.2016
19920332	Erection of single storey front extension to form a porch with ramp.	Permitted	25.06.1992

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 (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)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

GBC – Highways Officer

“I can see no alterations that will impact on the highway the number of bedrooms remains constant, no objections.”

Shorne Parish Council

“The property is semi-detached and the proposed rear alterations will not be significantly visible from the roadway.

The property has front rooflights (not quite as shown) as do other properties in the area, and the garage has been converted to habitable accommodation with plans showing a tiled roof over (flat roof seen on aerial view). The Parish Council has no objections to the present proposals”.

Neighbouring properties

The application was advertised by way of letters to 5 surrounding properties. The consultation period expired on 01/08/2023 and no comments were received.

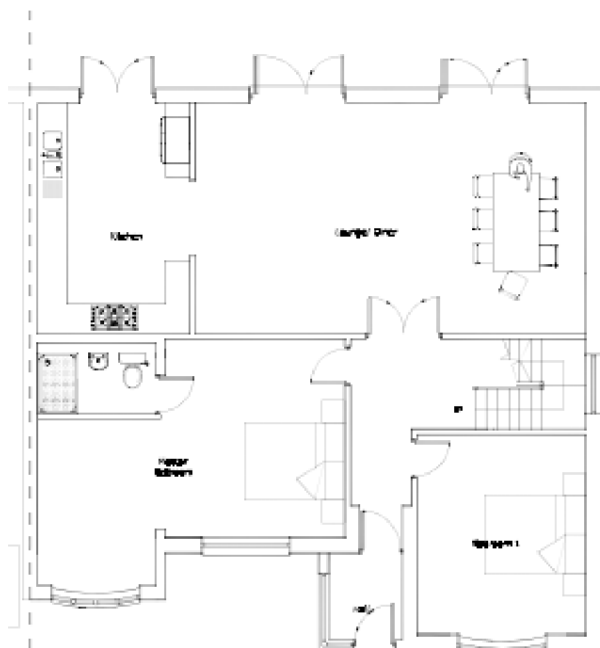
Analysis

Proposal

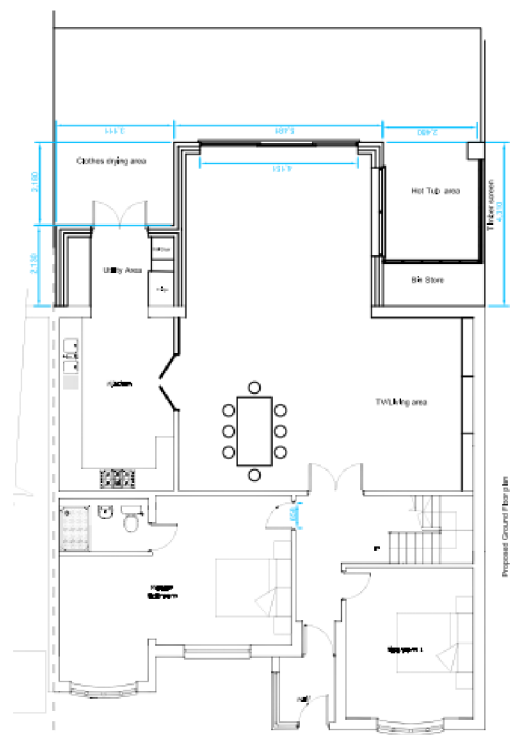
The proposal seeks the erection of a single storey rear extension with internal alterations.

Existing

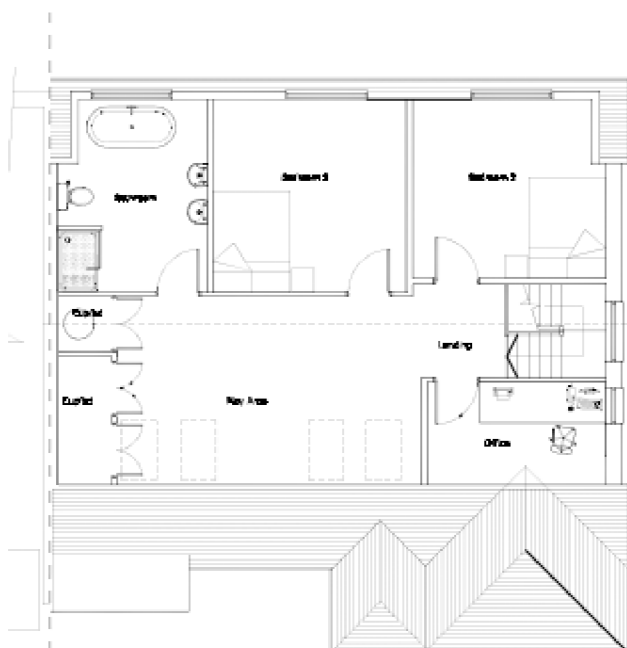
Proposed



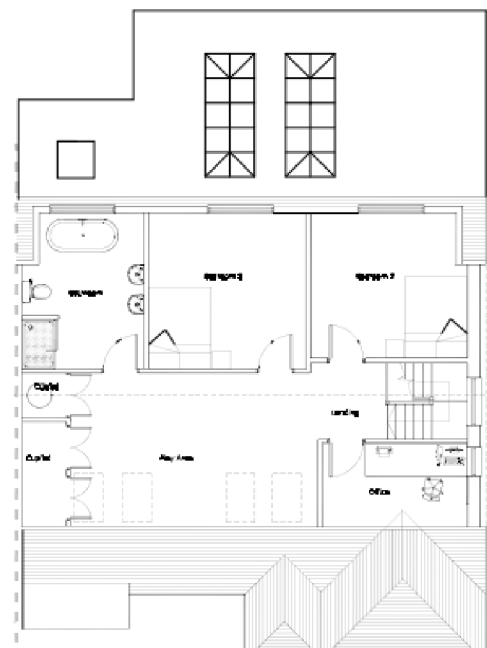
Existing Ground Floor Plan



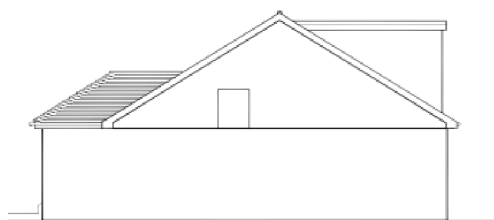
Proposed Ground Floor Plan



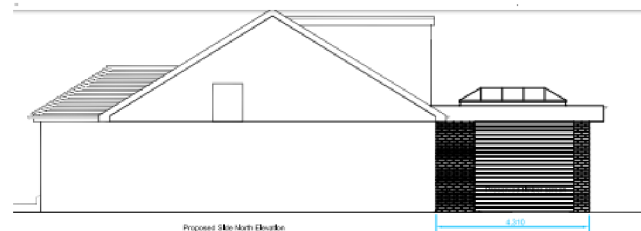
Existing 1st Floor Plan



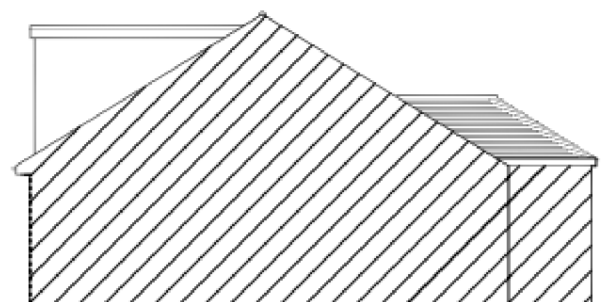
Proposed 1st Floor Plan



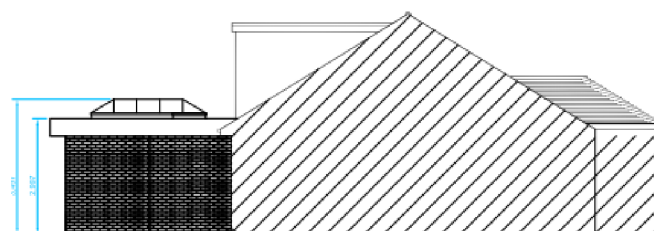
Existing Side North Elevation



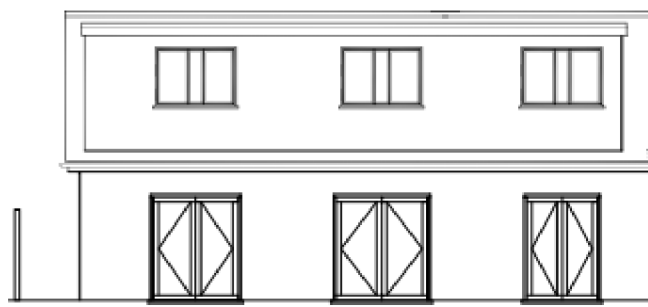
Proposed Side North Elevation



Existing Side South Elevation



Proposed Side south Elevation



Existing Rear West Elevation



Proposed Rear west elevation

Character and Appearance

The application site is a semidetached bungalow in use as a single family dwelling. The site has been extended previously by way of a hip to gable enlargement to allow for habitable rooms in the roof space and a rear dormer, the previous garage has also been converted and a porch erected in the front elevation.

The current submission seeks to extend the property by way of a staggered single storey rear extension. Due to the location of the extension, it will not be visible from a public vantage point and will therefore not impact the wider character of the area.

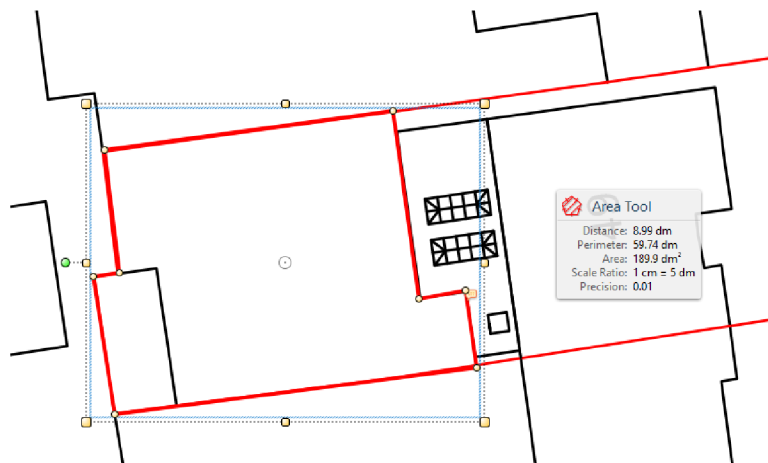
The maximum depth of the extension will be 4.3m and a minimum of 2.1m, the extension will be set away from the common boundary on the North and positioned within the vicinity of the curtilage to the south. The extensions are subservient to the host dwelling and will not harm the character of the existing property. The proposed use of materials is appropriate.

The hot tub area will be screened and any potential impacts arising to the neighbours will be examined in the neighbouring amenity section of this report.

In terms of design character and appearance the proposal complies with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 - Householder Extensions/Alterations Design Guide (2021).

Amenity of Future Occupiers

Post development there will be sufficient garden space existing and future occupiers.



Neighbouring Amenity

Due to the staggered nature of the extension, deepest part of the extension will be set away from the common boundary shared with the adjoining semi and given the modest height of this extension it is not liable to harm the amenities of this neighbouring property.

The property located to the south is set away from the application property and due to the path of the sun there would not be any harm in terms of overshadowing. The hot tub area will be screened off which will enhance neighbouring privacy and so the proposal is not liable to harm neighbouring occupant's enjoyment of their properties.

The application therefore adequately safeguards neighbouring amenity.

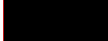
Parking and Highways

The proposed development will not raise any concerns related to parking and so it is not necessary to explore this topic any further.

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	08/09/2023	Dated:	7th September 2023