

Delegated Report

Householder Planning Application

Planning Application No: 20230387

Location: 15 Dennis Road Gravesend Kent DA11 7NN

Description: Erection of a single storey rear extension.

Applicant: Mr R Annable

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

Application Form Dated 13/06/2023;
Drawing Number 01 (Elevations and Floor Plans – Existing);
Drawing Number 02 (Elevations and Floor Plans – Proposed);
Drawing Number 03 (Site Location Plan); and
Drawing Number 04 (Block Plans – Existing and Proposed).

Relevant Planning History

No relevant history

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed 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);
- Householder Extensions/Alterations Design Guide (2021); and

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comment received

Neighbouring properties

7 surrounding properties were consulted and no responses were received. The consultation period ended on 10th July 2023

Officer's Analysis

Design, Character and Appearance

15 Dennis Road is a two storey semi-detached dwellinghouse located on the Northern side of the highway. The Property is hard paved to the frontage to provide off road parking with some soft landscaping. The property has been extended by two storeys and part one storey to the side for which there is no planning history. However, this would be exempt from enforcement action due to passage of time passed. The property current has a small extended projection to the rear elevation which the proposal looks to demolish.



The application proposes the erection of a single storey rear extension.

The single storey rear extension which will replace the existing projection. The extension will have a flat roof at a height of 3.4m. It will extend beyond the rear wall by 4m and have a width of 6.04m.

The extension will create space for a new lounge area. There will be bifold doors leading onto the rear garden. It will be constructed with a painted render finish and Upvc doors to match existing windows.

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) (2021).

Amenity of Future Occupiers

The development will safeguard the amenity of future occupiers. The garden area complies with the recommendations within Gravesham's Residential Layout Guidelines (RLG) (2020) with a depth ranging from 18.86m to 23.13m and an area of 165.66m². As such, the extension is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Neighbouring Amenity

Due to the presence of rear extension to the adjacent dwelling known as 13 Dennis Road, the distance from neighbouring property 17 Dennis Road and the modest height of the proposed extension, the development will not have any detrimental impact on this property in terms of loss of light, overlooking, outlook or sense of enclosure.

Therefore, 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 (2021).

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The extension is not excessive in size or bulk, will be constructed using appropriate materials and will have no 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. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Miss Faye Hobbs
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	07 August 2023	Dated:	07 August 2023