



Delegated Report

Householder Planning Application

Application No:	20220187
Location:	12 Istead Rise, Gravesend, Kent, DA13 9JF
Description:	Erection of a single storey rear extension with a dormer extension in the rear roof slope and 2no. rooflights in the front roof slope.
Applicant:	Mrs Ashley Adewuyi
Site Visit:	25 th April 2022

Submitted Documents/Plans

Application Form - dated 21/02/2022;
Drawing no. A.01 - Site Location Plan (scale - 1:1250);
Drawing no. A.02 - Existing and Proposed Block Plans (scale - 1:250);
Drawing no. A.03 - Existing Floor Plans;
Drawing no. A.04 - Proposed Floor Plans;
Drawing no. A.05 - Existing Elevations;
Drawing no. A.06 - Proposed Elevations.

Relevant Planning History

Application No.	Description	Status	Decision
19940123	Erection of side extension to form w.c., lobby and porch with pitched roof over.	PERMITTED	05.05.1994
19780393	Erection of a single storey extension to form a shower room lobby and enlarged dining room at the rear.	PERMITTED	09.06.1978
19740413	Erection of front porch.	PERMITTED	25.09.1974

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 (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)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving well-designed 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)
- SPG 4 - KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guidance SPD (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

KCC - Heritage - The site lies within an area of multi-period archaeological potential. However, it is considered unlikely that these proposals, immediately adjacent to the existing dwelling, would have a significant below-ground archaeological impact and have no further comments to make in this case.

Local Ward Councillors - No comment received.

Neighbouring properties

Five surrounding properties were consulted and no representations were received. The consultation period expired 25th March 2022.

Preliminary Matters

The agent was contacted regarding design concerns with the proposal. The originally submitted proposal included three velux windows on the front roof slope, which were positioned high and close to the ridge. This was considered to create an incongruous appearance and poor design. The agent submitted revised plans that reduced the number of velux windows (2), set them lower on the roof slope and introduced an obscure glazed flank window. These changes were considered to address the concerns of the Local Planning Authority and the plans were accepted 27/04/2022.

Officer's Analysis

Design, Character and Appearance

12 Istead Rise is a two storey semi-detached property located on the northern side of the highway. The property has previously been extended by single storey to the front, side and rear. It benefits from a large driveway with sufficient space to park two vehicles off-road.



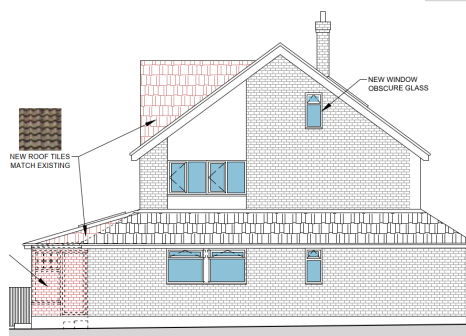
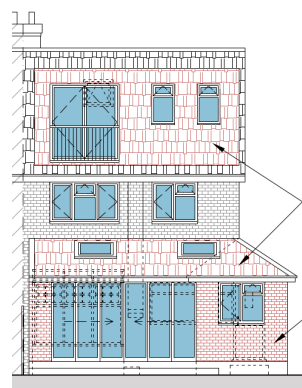
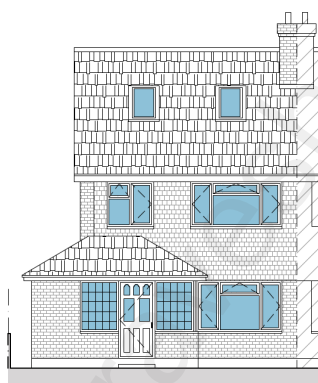
This application seeks permission for the demolition of the conservatory and erection of a single storey rear extension and dormer extension within the rear roof slope. The dimensions of the extensions are as follows:

Single Storey Rear Extension:

- Depth - 3.2m
- Width - 6.75m
- Height (max) - 3.5m
- Height (eave) - 2.6m

Dormer Extension:

- Depth - 3.4m
- Width - 5.3m
- Height - 2.5m
- Volume - 22.52m³



The single storey rear extension will match the height and pitch of the existing rear projection, and will have two velux windows on the roof slope. There will be a rear facing window and set of bifold doors with steps down onto the garden. The dormer will have two slim windows and a Juliet balcony, and there will be two velux windows on the front roof slope and a flank window.

The development will create space at ground floor for an open plan kitchen/living/diner and at first floor space will be created for an office. The loft space is not annotated on the floor plans, however it is assumed that it will be utilised as an ensuite bedroom.

Overall, the extensions will be constructed using matching materials, will not significantly alter the character of the host dwelling nor the street scene. They are not excessive in size or bulk and similar could be constructed under permitted development. Therefore, the proposed development is considered appropriate design 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 extended dwelling is considered to provide acceptable living conditions for future occupiers. All rooms within the property will exceed the recommendations within Gravesham's Residential Layout Guidelines (RLG) (2020) and will receive acceptable levels of natural light. Moreover, the property has a large garden that, post-development, would accord with the RLG. As such, the proposal is considered to safeguard amenity of future occupiers in accordance with Policy CS19 (LPCS).

Neighbouring Amenity

The development is not considered to impact on the amenity of neighbouring properties in terms of loss of light, outlook or sense of enclosure. However, the introduction of a Juliet balcony on the rear elevation, within approx. 18m of the private amenity space of the adjoining neighbour at the rear creates concern for overlooking.

The RLG states that the minimum distance from a window to the private amenity space of a neighbouring property should be 26m, and therefore the dormer extension fails this distance. Nevertheless, a dormer and Juliet balcony could be constructed under permitted development, which would not consider the impact on the neighbour. Moreover, the existing rear windows are 18m from the private amenity space of the neighbour and is therefore already overlooked. As such, given the permitted development fall-back position and that the amenity space of neighbours are already overlooked, there is limited weight that can be attributed to refusing the development for the Juliet balcony.

The flank window and rear bathroom window will be conditioned to ensure that they are obscure glazed.

The proposed development is not considered to harm the amenity of neighbouring properties, and is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF), by virtue of safeguarding the amenity of neighbouring properties.

Parking and Highways

There are no parking or highway issues related to this proposal. The driveway has sufficient space to accommodate two vehicles in accordance with Gravesham's adopted parking standards (SPG 4) (2006).

Any Other Material Planning Considerations

Impact on the Landscape - the property is located within the Istead Arable Farmlands Landscape Character Area. This area is characterised by gently undulating topography of open arable farmland, dissected by minor open roads with the exception of the larger A227. The site is located within the Istead Rise housing

development.

Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

The extensions proposed are not considered to have any detrimental impact on the landscape due to the property's location within the rural settlement.

Conclusion

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

The proposed extensions will preserve the existing character of the property, will be constructed using matching materials, are not excessive in size or bulk and will not dominate the original building. Moreover, the amenity of future occupiers and neighbouring properties will be safeguarded, there are no concerns with parking provision and the development will not impact on the wider landscape character area of Istead Arable Farmlands.

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:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	27 th April 2022	Dated:	28 April 2022