

Delegated Report

Householder Planning Application

Planning Application No: 20241035

Location: 114 Singlewell Road Gravesend Kent DA11 7PT

Description: Erection of single-storey rear/side extension with roof light and installation of dormer to first floor rear roof slope.

Applicant: Arlene G

Site Visit Date: Street View Site Visit undertaken on 10.12.24

Submitted Documents/Plans

Application Form;
Drawing No. A. 01 – Block Plan – Existing and Proposed;
Drawing No. A. 01 – Site Location Plan;
Drawing No. A. 02 – Floor and Roof Plans – Existing;
Drawing No. A. 03 - Floor and Roof Plans – Proposed;
Drawing No. A. 04 – Elevations – Existing; and
Drawing No. A. 05 – Elevations – Proposed.

Relevant Planning History

No relevant history.

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- 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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Neighbouring properties

Three surrounding properties were consulted, a site notice was displayed on 10.12.24 and no representations were received. The overall consultation period expired on 03.01.25.

Site Description

114 Singlewell Road is a two storey end terraced property fronting the eastern side of the highway. A small access way separates the application site from 112 Singlewell Road.

Site Photos



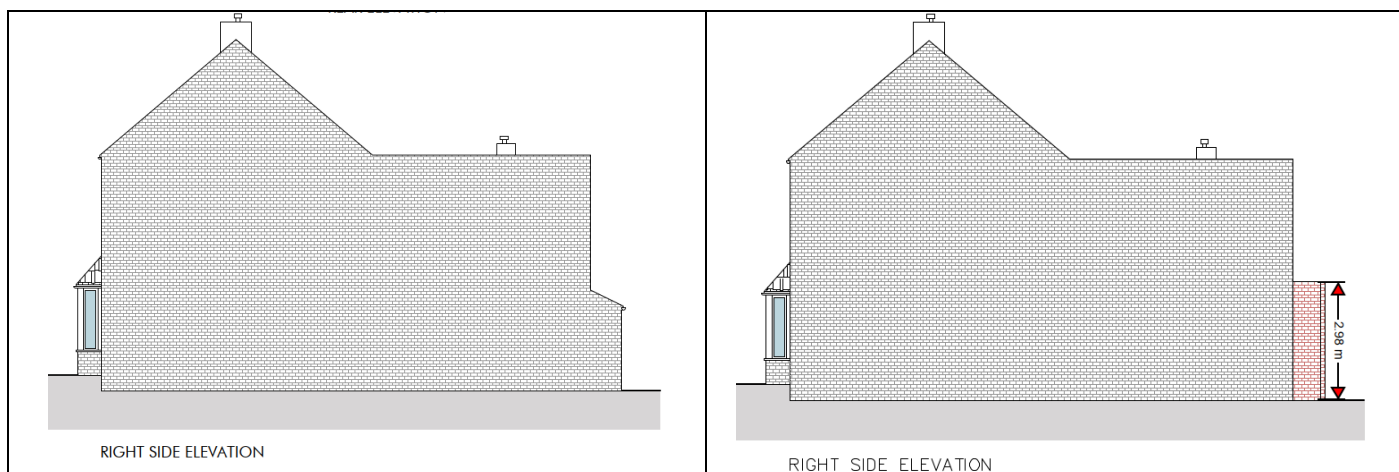
This application proposes the erection of single-storey rear/side extension with roof light, and the installation of a rear dormer to the outrigger roof slope.

Proposed Development

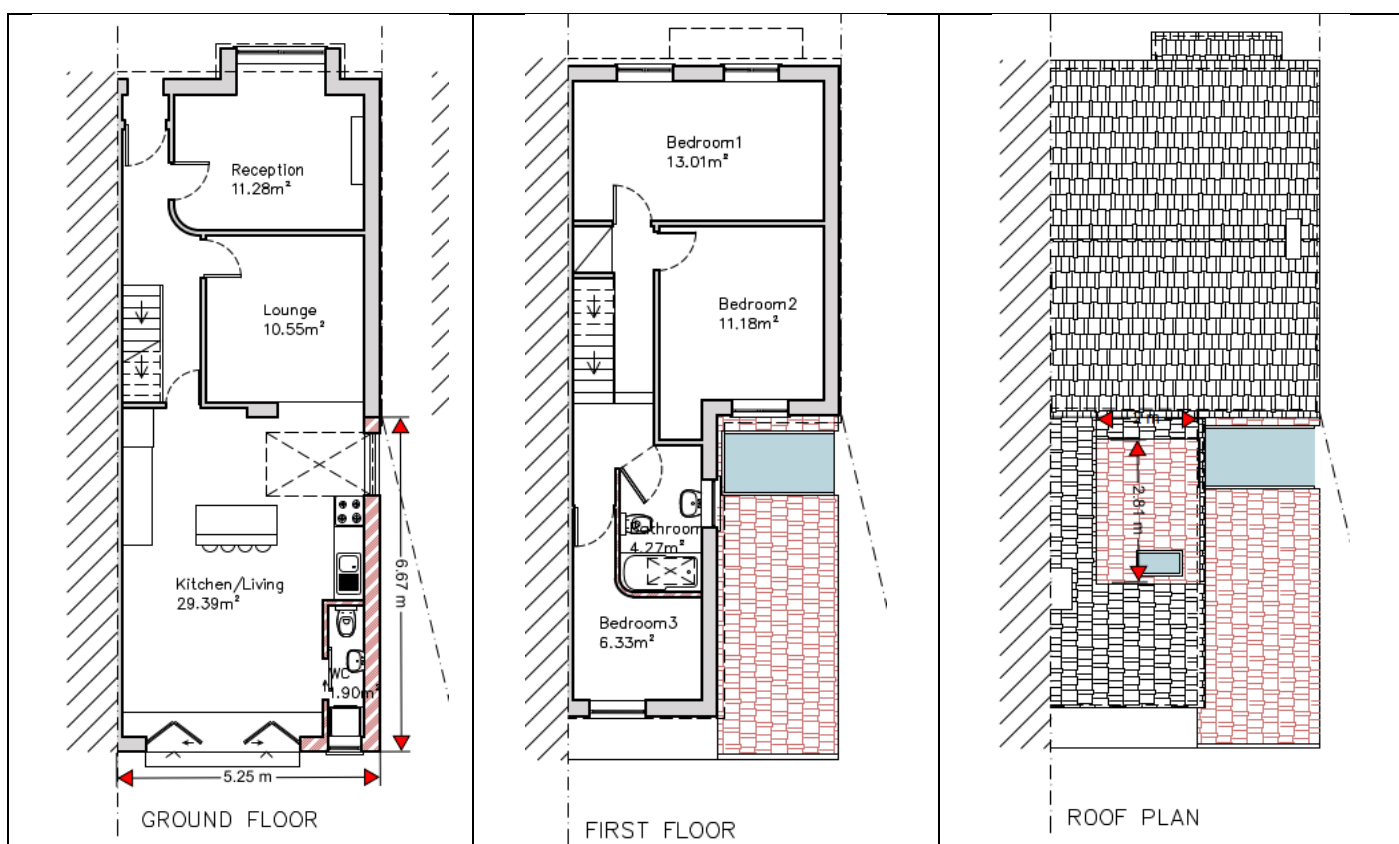
The proposed development would create space for internal layout changes. At ground floor level, the existing office would be replaced with a lounge and a new WC and open plan kitchen/living area would be created. At first floor level, bedroom 3 would be decreased in size, with the bathroom to be increased in size.

The plans show the new single storey side/rear extension would essentially be an infill extension. It would largely be constructed with a pitched roof, with a small section of flat roof. When viewing the rear elevation, the mixed roof forms would be screened by a parapet style wall. The dimensions are indicated on the plans:





Proposed Floor Plans:



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 places) of the NPPF (2024) 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.

The proposed extension would not be visible from the street scene and is essentially an infill extension. Although it would be preferable for the roof forms to be uniform in style, the extension overall is not overly excessive in scale and is considered to be a subservient addition to the existing dwelling. Whilst the proposed dormer in the roof of the rear outrigger is undesirable aesthetically, it would be modest in scale, would not overwhelm the roof slope and would be set down from the roof ridge. Furthermore, both the dormer and single storey rear/side extension would be constructed using external materials to match the main dwelling.

On balance, 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 (2024).

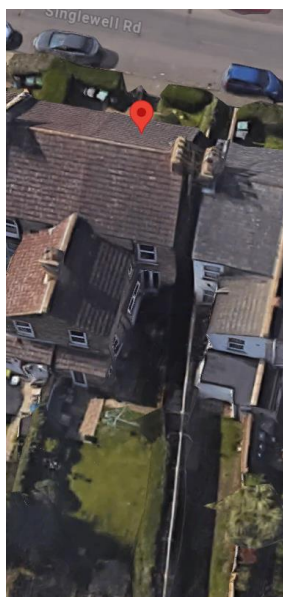
Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. No additional bedrooms are proposed and the plans demonstrate the garden would have sufficient garden area and depth post development, in accordance with the RLG (2020). In terms of room sizes, the enlarged kitchen/living area and new WC would comply with the guidance. Although bedroom 3 is constrained in layout, this is what currently exists and is not being altered. The proposed dormer will increase the head height of the bathroom, and so therefore considered an improvement. The proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Neighbouring Amenity

No neighbour responses were received as a result of the consultation carried out for the application.

Google Image of property



The proposed infill extension is single storey and is considered to avoid detrimentally impacting neighbouring amenity in terms of causing a sense of enclosure, loss of privacy, loss of outlook or loss of light. In addition, the proposed dormer is modest in scale and does not include fenestration in the walls. As such, the dormer raises no concerns in terms of neighbouring amenity.

Therefore, the proposal is considered to safeguard neighbouring amenity in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Parking and Highways

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.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal would be unlikely to be impacted by this constraint.

Contamination

The site lies within the Woodfield Avenue Historic Landfill Site Buffer Zone. As such, a watching brief condition can be added to the decision notice if permission were to be forthcoming.

Conclusion

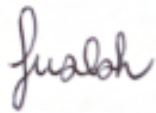
The proposed extension and dormer would be constructed using acceptable materials, which can be secured by condition. In addition, the proposal is considered to be overall subservient to the existing dwelling. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours and would not detrimentally impact the street scene or character of the area.

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

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Mrs Faye Walsh
Signed:	L Hankin	Signed:	
Dated:	21st January 2025	Dated:	21 January 2025