

Delegated Report

Householder Planning Application

Planning Application No: 20221277

Location: 18 Thomas Drive Gravesend Kent DA12 5PZ

Description: Erection of ground floor rear extension

Applicant: Mr Adonye Jumbo

Site Visit Date: Desktop

Submitted Documents/Plans

- Application form;
- Drawing no. DC/866 – Existing Floor and Block Plans;
- Drawing no. DC/867 – Existing Elevations;
- Drawing no. DC/868 – Proposed Elevations; and
- Drawing no. DC/869 – Proposed Floor and Block Plans.

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- 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;
- SPG 4 - KCC Parking Standards (2006); and
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

None.

Neighbouring properties

4 surrounding properties were consulted – overall consultation expiry date was 25 January 2023 – no responses received.

Officer's Analysis

The application site consists of a two storey terraced dwelling situated on the northern side of Thomas Drive. The property has an existing single storey rear extension which is used as a sunroom. The proposal is to remove this and build a new single storey rear extension to form a kitchen. The existing sun room is 1.8m in depth, 5.6m in width (very almost the full width of the rear elevation) and 3.1m in height to top of flat roof. The proposed extension would be 5m in depth, 5.5m in width (almost full width of rear elevation) and 3.1m to the top of the flat roof and there would be a sky lantern in the middle of the roof which the overall height to the top of that would be 3.7m. The extension would be faced with pebble dash to match the existing. There would be sliding doors and a window in the rear elevation with no openings in either side elevations.

Design, Character and Appearance

The proposed single storey rear extension is considered subservient to the host dwelling. Although 5m in depth, the main part of the dwelling is 8.3m in depth and so the extension would not overwhelm or be overbearing to the host dwelling in terms of its depth. The height would be the same as existing to the top of the flat roof. The flat roof is acceptable for a single storey extension at the rear of the property. The sky lantern element is not overly bulky and contained to just the central part of the roof. The width would be ever so slightly less than the width of the existing extension. The width being across the majority of the rear elevation is acceptable and is the same as existing. Matching materials would be used for the external face of the extension. Overall, it is considered the extension would be in keeping with the host dwelling and would not have any harmful impact on the streetscene. In respect of design, character and appearance the proposal is therefore considered compliant with Policy CS19 (LPCS).

Amenity of Occupiers

The property would appear to be a three bedroom dwelling; SPG2 states that for a dwelling with three bedrooms the minimum garden area should be 60 sq. m and the minimum rear garden depth from the rear wall of the house is 10m.

Existing garden

Garden Area - 109.95 sq. m

Rear garden depth – 22.6m

Proposed garden

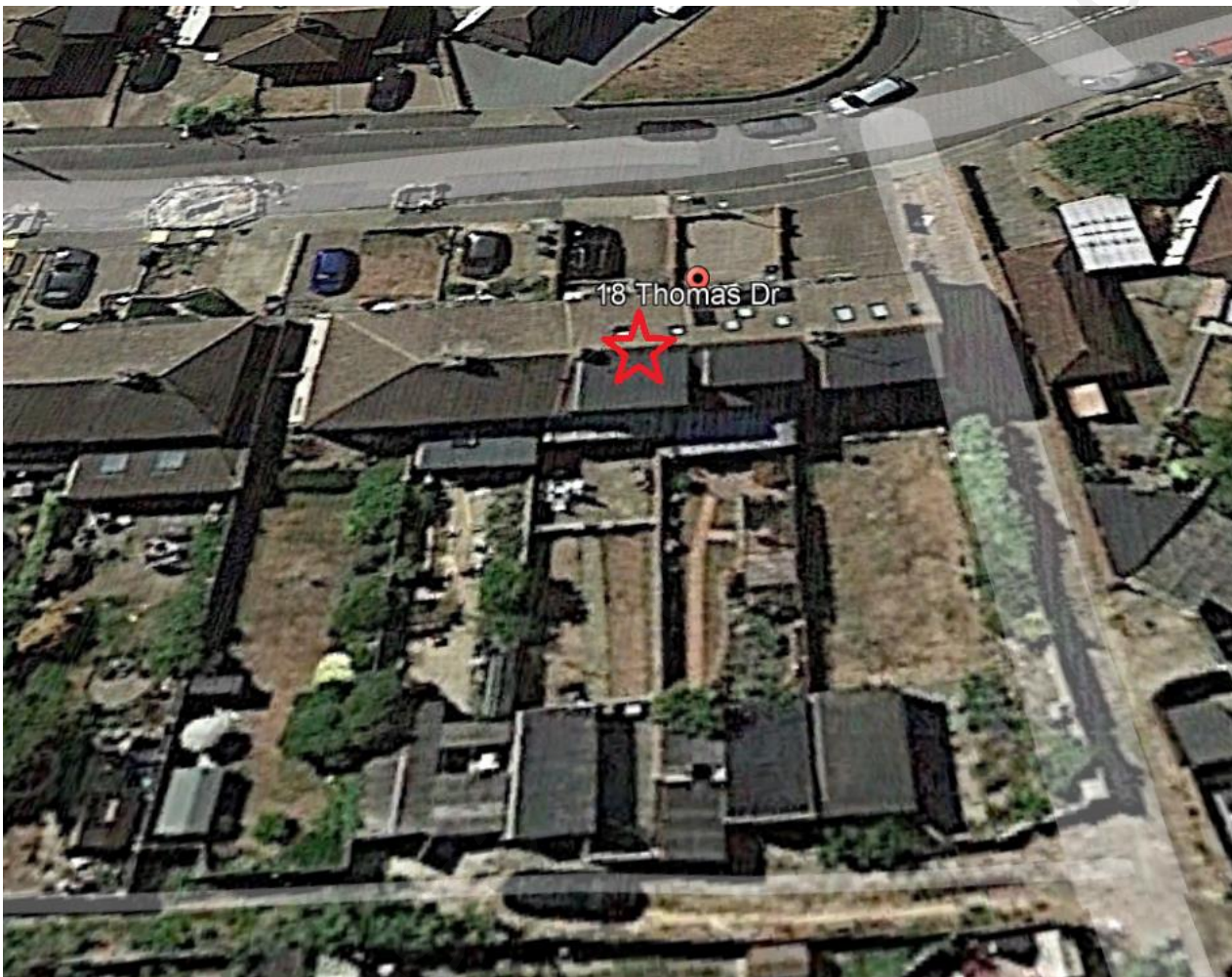
Garden area - 93.3 sq. m

Rear garden depth – 19.5 m

The property would therefore retain a sufficient garden area and rear garden depth which would exceed the minimum standards as set out in SPG2. In respect of the amenity of occupiers the proposal is therefore considered compliant with Policy CS19.

Neighbouring Amenity

The neighbouring property to the west is no. 16 and the neighbouring property to the west is no. 20; both properties have additions which appear to be approx. 3m in depth:



By virtue of its single storey nature the proposed single storey rear extension would not fail the 45 degree test on both plan and elevation from the nearest openings on the rear extensions at nos. 16 and 20 therefore, denoting there would be no overshadowing or loss of light to either property. There would be no windows in either flank elevation of the proposed extension therefore, no issues regarding overlooking. No neighbour representations have been received. In respect of neighbouring amenity the proposal is therefore considered compliant with Policy CS19 (LPCS).

Parking and Highways

There would be no increase in bedrooms and no alteration of the existing off-parking arrangement, therefore, no issues regarding parking or highway safety and in this respect the proposal is considered compliant with saved Policy P3 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal is considered acceptable in respect of design, character and appearance, occupier and neighbouring amenity and parking and highway safety. As such the proposal is considered compliant with national and local planning policy.

Recommendation: Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	27th February 2023	Dated:	28 February 2023