

Delegated Report

Householder Planning Application

Planning Application No: 20240065

Location: 11 Long Walk Istead Rise Gravesend Kent

Description: Erection of a ground floor wrap around extension.

Applicant: Ms Helen Davies

Site Visit Date: 25th April 2024

Submitted Documents/Plans

- Application Form
- Drawing No: DKM/6671/03 Rev 02 (Proposed Block Plan)
- Drawing No: DKM/6671/01 (Site Location Plan)
- Drawing No: DKM/6671/02 Rev 01 (Proposed Block Plan)
- Drawing No: DKM/6671/04 Rev 04 (Existing/Proposed Plans/Elevations)

Relevant Planning History

Reference	Description	Outcome	Decision Date
19950297	Erection of single storey rear extension, involving the demolition of the conservatory, to form dining room and kitchen.	Permitted	24.07.1995

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 (2023) 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 (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed and Beautiful Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

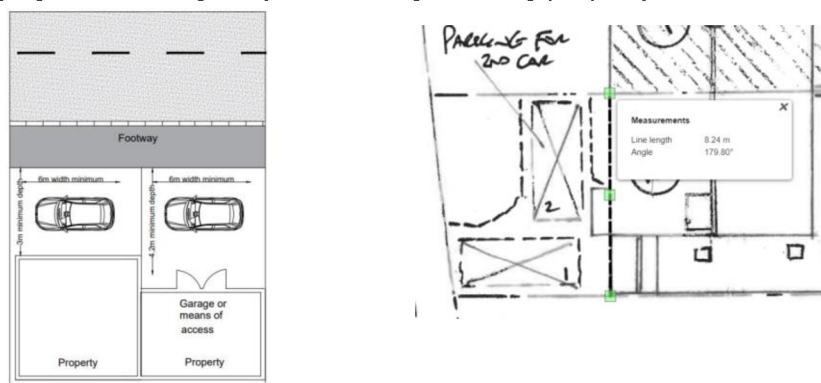
Local Ward Councillors

No comments received.

GBC – Highways Officer

With the changes in informal guidance issued by Kent County Council as Highway Authority the proposed layout for the car parking is acceptable, providing there is a minimum of 1 metre between the parked car and the front door to the property.

Any new driveway should be constructed from a bound permeable material, with no surface water discharging onto the highway or the neighbouring property.



Neighbouring properties

The application was advertised by way of site notice and letters to 3 surrounding properties. The consultation period expired on 05.04.2024 and one objection was received.

The same objector submitted two separate objection letters, the main points raised were:

- Walls are solid walls and not cavity
- Sewage pipe will be boxed into the kitchen
- Sink will be located on the boundary wall, where will the drain go?

- Water pipe under driveway
- Change of use of garage to storage together with extra cooking facilities may indicate that a catering business is planned
- The driveway is for three cars and is needed as Long Walk is a narrow road with constrained parking
- 2nd Car space does not allow for the width of the second car to enter next to his car
- Request for a condition to ensure parking is provided prior to commencement of erection of extension
- If permission is granted the boundary fence must be retained.
- Existing extended kitchen is inset to allow for the sewage downpipe from the bathroom to the ground
- Plans do not show existing heating system on the side of the house which I will be in the way of the extension.

It is noted that many of the above raised concerns are not material planning considerations and cannot be considered as part of this decision-making process. Many of the concerns relate to utilities and would be considered under building regulations for which there will be an informative included should permission be forthcoming.

The imposition of conditions needs to be carefully balanced and will be assessed later in this report.

Analysis

Procedural Matters

During the officer site visit on 25th April 2024 it was noted that the existing and proposed elevations indicate the site is situated on a consistent ground level however it was noted that Long Walk slopes down towards the east and so naturally the properties on this road have a naturally sloping ground level which was noted as being the case in the front garden area of 11 Long Walk.

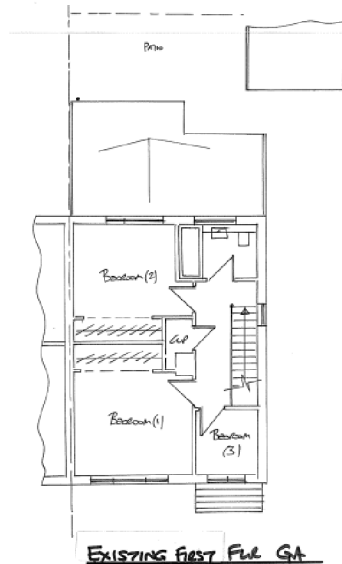
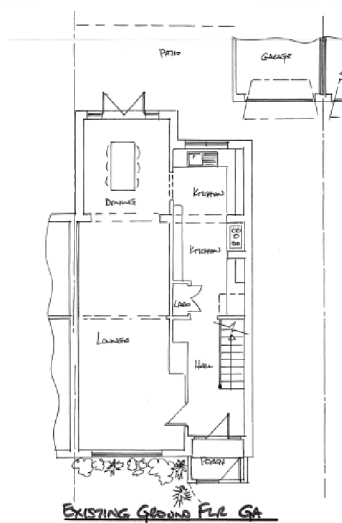
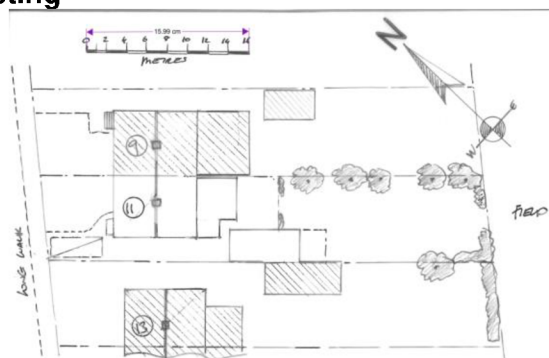


It was also noted that there is an air conditioning unit situated on the flank elevation of the host dwelling which has not been shown on the plans and so it is not clear whether this will be retained post development, however this would not necessarily require planning permission and given that it is situated at 1st floor level it will not impact the proposal.

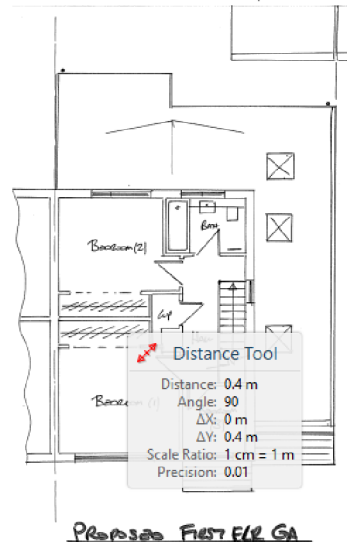
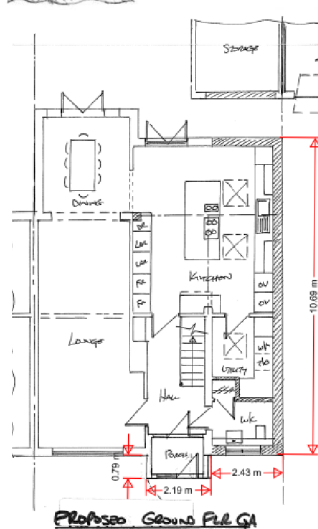
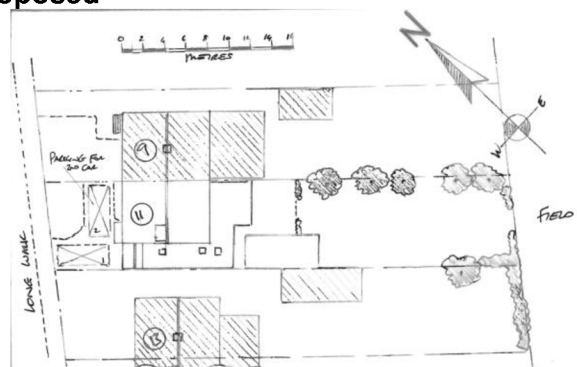
Proposal

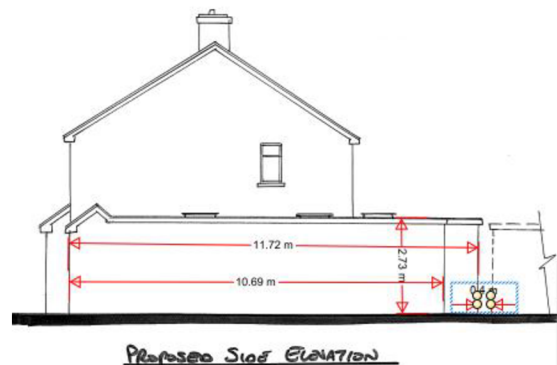
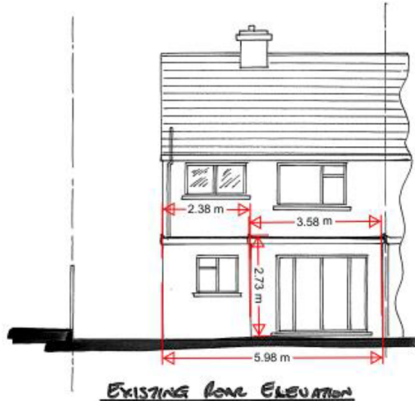
The proposal seeks the erection of a single storey side and rear extension with a false pitch roof to the front of the property. The proposal also seeks to create two parking spaces to the front of the property.

Existing



Proposed



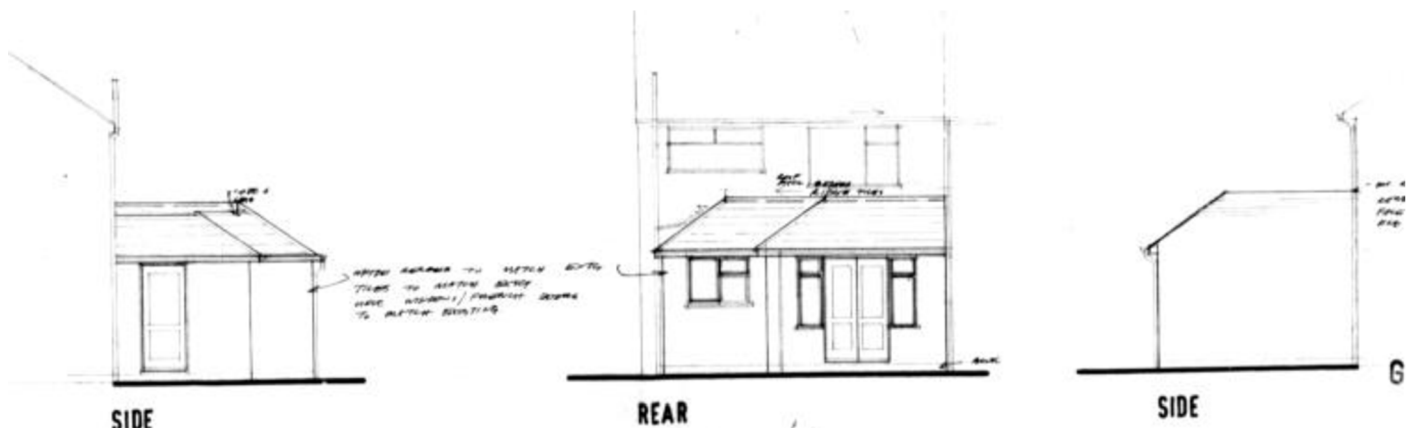


Background

The property has been previously extended to the rear by way of a staggered full width single storey extension of which the depth varies between 3.5 and 2.5m, this extension is currently in use as a kitchen and dining area.

This extension was granted permission under planning reference 19950297. It would appear that the extension was not constructed in accordance with the approved plans which shows a "table top" roof design as the current roof design is flat, however given the amount of time which has elapsed since the construction of the existing extension it would be immune from enforcement action.

Below are the approved plans under reference 19950297



It was also noted that there was an air conditioning unit installed on first floor level of the application site, this is not shown on the existing and proposed plans and so does not form part of this planning application.



Character and Appearance

The application property is a two storey semidetached dwelling in Istead Rise, within a rural settlement which is inset from the greenbelt.

There is an detached garage set behind the dwelling is accessible via the driveway. Should permission be forthcoming the garage will no longer remain accessible via the driveway and will then be utilised as a storage area. Long walk is a Cul-de-Sac which abuts fields which are designated Greenbelt.

The surrounding street scene has similar extensions to what is currently being proposed at 11 Long Walk. It was noted during the site visit there are cases of single storey side extensions and one which projects past the principle elevation as can be seen below:



The extension is designed with a false pitch roof which is more visually appealing than an entire flat roof. The extension is shown as being contained within the properties curtilage and so there are no concerns with encroachment.

The single storey rear extension will only cover a small section which will adjoin the single storey side extension to the existing single storey rear extension. This will only amount to approximately 6sqm which is modest. The extension will be designed with a flat roof and will include three skylights to serve the kitchen and utility areas. In terms of design and appearance, the proposed extensions to the dwelling would largely constitute permitted development, however on the balance of things they are considered to be appropriately designed.

The proposed alterations to the frontage of the property would see some of the soft landscaping removed to allow for an additional parking space. The proposed parking area may also result in some changes to the existing land levels however this is likely to be minimal and not such in a significant engineering operation.

Whilst there will be a loss of biodiversity, there will be some soft landscaping retained, furthermore there are examples of neighbouring properties carrying out similar works whilst removing larger sections of soft landscaping.



The proposal is therefore considered to comply with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 – Householder Alterations/Extensions Guidance 2021.

Amenity of Future Occupiers

The proposal will result in additional living space which would not require further assessment against the Council's technical standards.

The resultant garden space would exceed the Council's technical standards and so the proposal is considered the adequately safeguard occupant amenity in line with SPG2 – Residential Layout Guidelines

2020.

Neighbouring Amenity

The proposed development is not liable to impact the adjoining property known as 9 Long Walk due to the development being situated on the flank elevation of number 11, this means the extensions are not visible from number 9.

The neighbouring property known as 13 Long Walk is situated some 5m from the flank wall of 11 Long Walk and will be some 2.5m from the flank wall of the proposed extension.

In terms of privacy, the proposed extension will not have any windows in the flank elevation and so it will maintain the privacy of No.13. A condition will be imposed should permission be forthcoming to ensure that any additional window openings require planning permission.

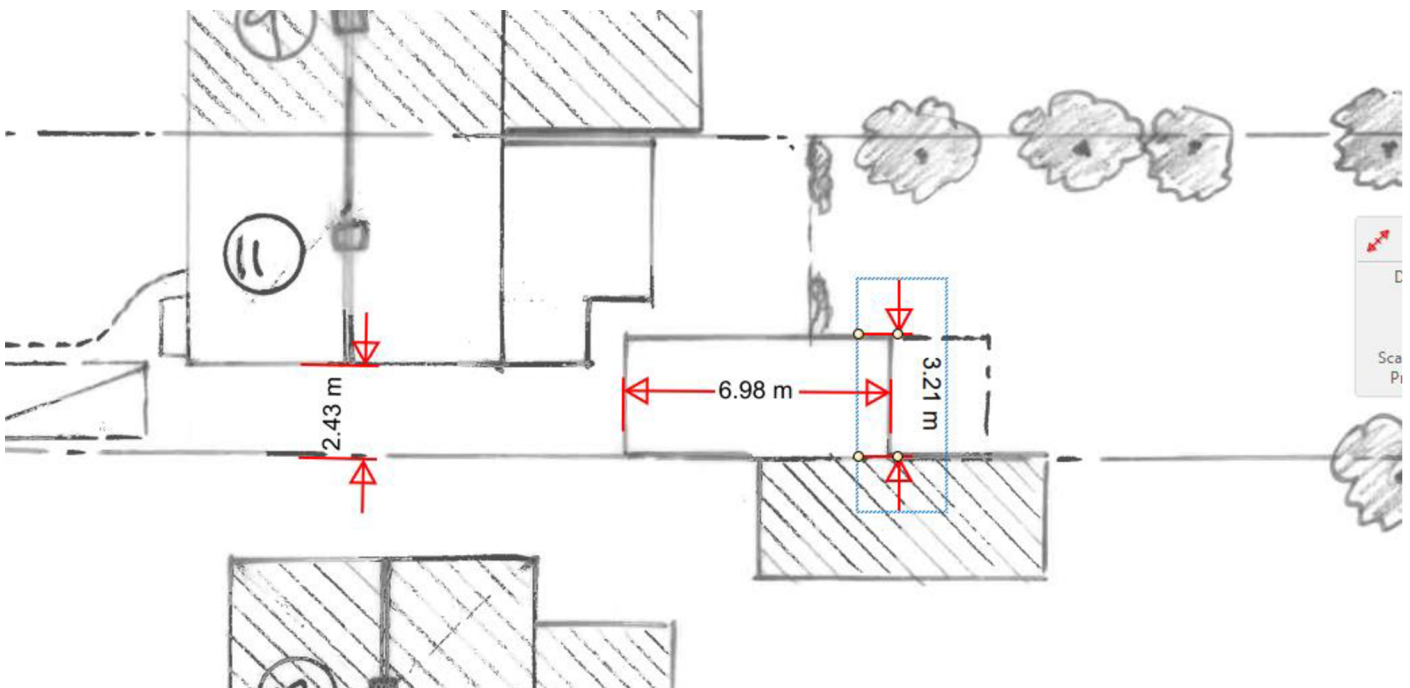
In terms of loss of light and outlook, given the proximity and siting of the extensions, these will not impact the light and outlook currently enjoyed by 13 Long Walk and so the proposal adequately safeguards neighbouring amenity and complies with CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines 2020.

Parking and Highways

The existing dwelling has onsite parking currently for two cars being a garage and a driveway, however upon closer inspection notes the garage dimensions are not compliant with SPG4 - KCC Parking Standards 2006.

Under the adopted standards in SPG 4 - KCC Parking Standards (2006) a parking space should be 5m deep x 2.5m wide, and a preferred garage space for a single car should be 5.5m x 3.6m. The garage internally is a minimum of 6.9m by 3.2m. Therefore the existing garage space would not be fit for purpose necessarily to accommodate a modern day car and would therefore not probably be used other than for domestic storage.

The existing driveway width between the main dwelling and neighbouring boundary is some 2.4m which indicates that it would not be possible to park a car in this location, especially when considering both sides are enclosed by the flank wall of the main dwelling and a boundary fence.



A condition will be attached to ensure that prior to occupation of the extension permitted, the parking provision must be constructed as per the approved plans.

The proposal satisfies the requirements of CS19 Local Plan Core Strategy 2014 and SPG4 – KCC Parking Standards 2006.

Any Other Material Planning Considerations

Impact on the landscape - The application site is located within the Istead Arable Farmlands Landscape Character Area. This area is characterised by gently undulating topography with open arable fields, the Istead Rise modern housing development and clusters of properties and farmsteads.

Policy CS12 of the Gravesham Core Strategy 2014 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.

It is considered that the proposed extension, due to the sites location within the rural settlement, will not detrimentally impact on the landscape.

Conclusion & Recommendation

The proposed development complies with all relevant national and local planning policies. The recommendation is to approve.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	26.04.2024	Dated:	26 April 2024