

Delegated Report

Householder Planning Application

Planning Application No: 20230611

Location: 11 Central Avenue Gravesend Kent DA12 5AN

Description: Demolition of existing detached garage at side of house and erection of a single storey extension to the side and rear of the property.

Applicant: Mr Richard Howarth

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form dated 05/06/2023;
Site Location Plan Received 12/06/2023;
Site Location Plan Received 12/06/2023;
Block Plan – Proposed Received 07/06/2023;
Block Plan – Existing Received 07/06/2023;
Drawing Number 02 – 05 – 2023 (Floor Plans and Elevations – Proposed); and
Drawing Number 01 – 05 – 2023 Floor Plans and Elevations – Existing.

Relevant Planning History

Reference	Description	Decision	Decision Date
20050346	Erection of detached garage at the side.	Permitted	03.06.2005

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

GBC Highways Officer

I have no objections; the driveway and its carriage crossover exist and can accommodate two vehicles. However, as the garage could accommodate cycles, appropriate alternative provision should be made for the secure parking of cycles at the rate of one cycle per bedroom.

Neighbouring properties

Five surrounding properties were consulted and a site notice was displayed on 19.06.2023. No responses were received and the consultation period expired on 14th July 2023.

Officer's Analysis

Design, Character and Appearance

11 Central Avenue is a two storey end of terrace dwellinghouse located on the eastern side of the highway. The property has off road parking to the frontage with some soft landscaping and a detached garage to the side of the house.



The application proposes the demolition of existing detached garage and the erection of a single storey extension to the side and rear of the property.

The single storey rear extension will have a shallow pitch roof at the height of 3.65m and an eaves height of 2.4m. It will extend beyond the rear wall by 3.5m and have a width of 5.4m.

The proposal will create space for an open plan kitchen and dining area. There will be bi-fold doors leading to the rear garden and two Velux windows to the roof. It will be constructed with brickwork to match the existing dwelling and tiles to the roof.

The rear extension 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).

The single storey side extension will have a shallow pitch roof at the height of 3.92m and an eaves height of 2.65m. It will be set back from the front elevation by 0.9m and will project from the flank boundary by 3.5m.

The proposal will create space for a WC, shower room, utility room and study. There will be 3 no windows to the flank elevation serving the shower room, utility room and study and a door leading to the side access way. There will be 2 no windows to the front elevation serving the WC and lobby area and a widow to the rear elevation. The proposed windows serving the WC and shower room must be fitted with obscure glass to a level equivalent to Pilkington Level 3 or above (or the nearest equivalent standard) and the application will be condition to ensure this is adhered to.

It will be constructed with brickwork to match the existing dwelling and tiles to the roof.

Gravesham's Householder Design Guidance states that for a single storey side extension:

"Width – Extensions should generally be no greater than half the width of the original building"

The host building has a width of 6.5m, the proposed side extension projects 3.5m from the flank elevation and is therefore 0.25m over the recommended width. However, as the proposal otherwise

accords with the design guidance, on balance it would be unreasonable to refuse the application on this matter alone.

Therefore, the side extension hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental impact on the street scene.

Overall, 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 of 15.8m and an area of 198m². 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

The development will not have any detrimental impact on the amenity of neighbouring properties in terms of overlooking, outlook or sense of enclosure.

In terms of loss of light, the proposal is not excessive in size and is not considered to result in any significant overshadowing for the neighbouring properties.

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

Parking and Highways

The application proposes the demolition of the existing garage, however, as stated by the GBC Highways Officer above, there is adequate off-road parking for two vehicles to the front of the property.

Therefore, there are no highways issues related to the application.

Any Other Material Planning Considerations

Contamination

As the building has previously been used as a garage, there could be some contamination in terms of oil and other contaminants derived from garage used. Therefore, a watching brief condition will be included.

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:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	24th July 2023	Dated:	24th July 2023