



Delegated Report

Householder Planning Application

Planning Application No: 20211153

Location: 72 Clipper Crescent Gravesend Kent DA12 4NN

Description: Erection of a single storey rear extension and annexe at the rear.

Applicant: Mr Ross Newberry

Site Visit Date: 07/12/2021

Submitted Documents/Plans

- Application Form;
- OS Mastermap/Site Location Plan;
- Existing Block Plan, (received 21/12/2021);
- Proposed Block Plan (received 21/12/2021);
- Single Storey Rear and Rear Annexe (plans of annexe only);

Relevant Planning History

Application Ref. No.	Description	Decision
20210222	Application for Lawful Development Certificate for proposed loft conversion with hip to gable roof extension, dormer window to rear elevation.	Certificate Granted

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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Other material considerations

National Planning Policy Framework (2019)

- Section 2 – Achieving sustainable development;
- Section 12 – Achieving well-designed places.

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006);
- SPG 4 - KCC Parking Standards (2006);
- SPG2 - Residential Layout Guidelines (2020);
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Riverview Ward Councillors:

No Comment

Neighbouring properties

Six surrounding properties were consulted no comments were received. The consultation period ended on 16/11/2021.

Officer's Analysis

Site Description

The application site is a two storey semi-detached dwelling with a single garage to the rear of the property that sits on the boundary shared with 74 Clipper Crescent.

The dwelling has an existing conservatory to the rear and the rear dormer, subject of 20210222 is currently under construction.

The prevailing area is residential in character and immediate locality has a fairly uniform architectural style with semi-detached properties with hipped roofs and characterised by garages between properties.

Proposal

The proposal seeks to demolish the existing garage structure and erect a new annex in the rear garden.

A single storey rear extension was proposed, but the applicant has since removed this from the application.

Design, Character and Appearance

The proposed annexe would be sited in the rear garden along the western boundary, shared with no. 74 Clipper Crescent. With the demolition of the existing garage, the annexe would be visible from the street scene. There has been no mention in the application how the boundary treatment of the site would be dealt with at the site. If recommended for approval, a condition will be added, prior to first use of the annexe, that details of the boundary treatment fronting the site should be submitted and approved in writing to the LPA in the interest of visual amenity.

Otherwise, the design is considered appropriate and in keeping with the existing garage and prevailing character of garages between the sides of the semi-detached dwellings in the immediate locality.

Therefore the application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS).

Amenity of Future Occupiers

Despite being partially visible from the street scene, it is considered the annexe would have limited visual impact. The annexe would be situated close to the shared boundary with 74 Clipper Crescent. Given the existing garage will be demolished, a fence will need to be erected in its place for privacy purposes. Although, this would primarily be a civil matter, should the application be recommended for approval, an informative will be added to remind that the applicant fence should be reinstated along the western boundary shared with no. 74 in the interest of privacy and residential amenity to the occupiers of the site and the neighbouring site.

Evidently, by nature of erecting an annexe in the rear garden, this would reduce the overall private amenity space at the site. The depth of the garden from the rear wall of the existing conservatory to the front wall of annexe is approximately 9.6 metres, slightly under the Residential Layout SPD (2020) for garden depths for properties with 3no. beds or more. However, as the remaining garden space retained at the site is approximately over 80sq.m it is considered the remaining garden space is appropriate for future occupants of the application site.

Neighbouring Amenity

Given the proposed use of the annexe as a shed/additional office/family room, location in the garden and, to the rear, the annexe is not considered to impact to neighbouring amenity.

However, as noted above, an informative regarding the fencing between the shared boundary of no. 72 and no. 74 Clipper Crescent will be added as a reminder to the applicants to reinstate once demolished and prior to the first use of the proposed annexe, if recommended for approval.

Also, a further condition will be added to restrict the use of the annexe as ancillary use to the host property and not to be used as separate living space.

Highways and Parking Impact

The proposed development would involve the loss of the existing garage, but the front of the house has hardstanding of a sufficient space for a parked vehicle.

Conclusion & Recommendation

The proposal has been considered and it is recommended that the application is approved. The proposed annex is appropriately designed and respects the character of the surrounding area. The amenity of future occupiers and neighbouring properties is safeguarded. The proposal is in accordance with Policy CS19 of the Local Plan Core Strategy 2014 and the NPPF 2021.

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Genna Henry	Team Leader:	
Signed:	<i>G. Henry</i>	Signed:	
Dated:	6th December 2021	Dated:	