



Delegated Report

Householder Planning Application

Planning Application No: 20230647

Location: 4 Crockenhall Way Istead Rise Gravesend Kent

Description: Demolish the existing family room and erect a single storey rear extension with roof lights and single storey front extension together with changes to elevational finishes and fenestration.

Applicant: Ms Jaynee Grundy

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: 21/1550/04B (Site Location Map and Proposed Block Plan)
- Drawing No: 21/1550/03A (Existing/Proposed Roof Plans)
- Drawing No: 21/1550/02D (Proposed Plans and Elevations)
- Drawing No: 21/1550/01 (Plans and Elevations as Existing)
- Design and Access Statement

Relevant Planning History

Reference	Description	Outcome	Decision Date
20230298	Demolish the existing family room and erect a single storey rear extension with roof lights, a first floor side and single storey front extension together with changes to elevational finishes and fenestration.	Refused	18.05.2023
20220855	Demolition of the existing rear extension and erection of a single storey rear extension with roof lights, a first floor side and two storey front extension together with changes to elevational finishes and fenestration.	Refused	23.09.2022
20060102	Erection of single storey front, side and rear extensions to provide entrance canopy, study, bathroom and utility room.	Permitted	09.03.2006

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 (2021) 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 (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

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

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of letters to 5 surrounding properties. The consultation period expired on 11.07.2023 and no comments were received.

Analysis

Proposal

The proposal seeks to demolish the existing family room and erect a single storey rear extension with roof lights and single storey front extension together with changes to elevational finishes and fenestration.

There will be a single storey part width (4.8m) front extension which will project 1m from the front elevation, it will be finished with a mono pitch which will have a maximum height of approx. 3.6m. This will allow for a porch and an extension to the existing study room.

To the rear the existing family room will be extended, it will project approx. 4.2m from the rear elevation and span part width. It will be finished with a crown roof form, it will have maximum height of approx. 3.2m. The roof will include three sky lights and include a floating corner bifold door.

Background

The proposal is a resubmission of 20230298 which was refused on the below ground;

1. The development is unacceptable as it would result in the introduction of a cramped form of development that would diminish the open visual gap which represents the semi-detached nature of the properties. This is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy 2014, paragraph 130 of the National Planning Policy Framework (2021) and SPD4 - Householder Alterations/Extensions Guidelines (2021).

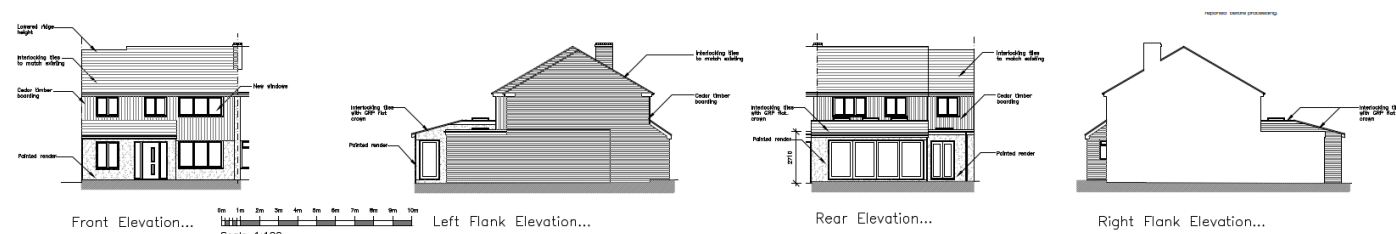
In order to ascertain whether the existing proposal is acceptable it will be necessary to determine whether the above reasons for refusal have been adequately addressed.

Character and Appearance

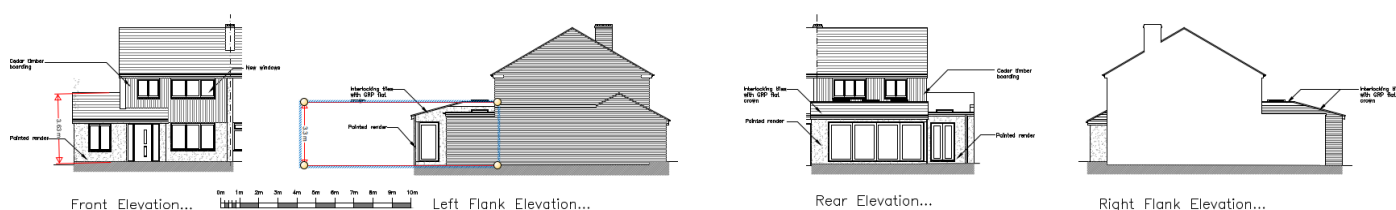
The application site is a semi-detached house situated in a rural settlement which is inset from the greenbelt. The site has been previously extended by way of a single storey front and side extension and a previous application for a similar two storey first floor, front extension and rear extension being refused.

The previously refused application proposed a first floor side extension which was built up to the boundary. Below is a comparison of the previous and current proposals;

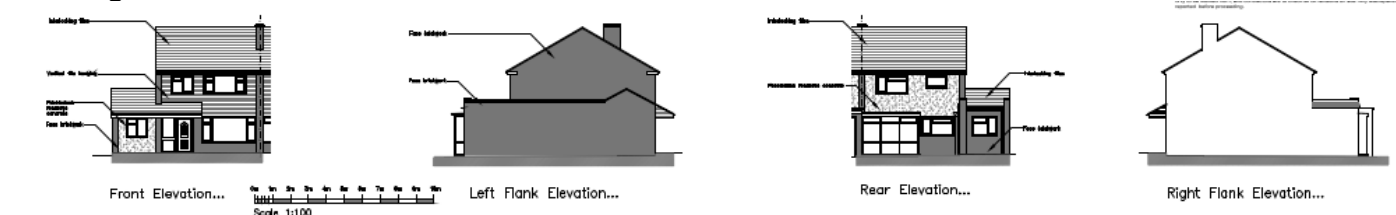
Application 20230298 (refused)



Current Proposal



Existing Elevations



The current proposal omits the first floor element and just comprises a single storey front and rear extensions. Below is an extract from the delegated officer report for 20230298

The development of the site at first floor level would also close the visual gap between the properties and could set a precedence for other properties to undertake similar works. If this were to happen then this would result in a terracing effect which would harm to visual character of the area and result in a harsh built up environment which is not in keeping with surroundings.

It is considered that the current proposal has adequately addressed the previous reason for refusal by removing the first floor extension to the development.

The single storey front extension is acceptable as this is similar to other extensions in the area and is

modest in scale, the rear extension is also acceptable as the principle of this development was established under 20230298.

The proposal will also make alterations to the fenestration and introduce cedar cladding to the front and rear extensions. The proposed fenestrations are adequately aligned and the cedar cladding is something which could be introduced without the benefit of planning.

In terms of design, the current application is considered to adequately address the previous reason for refusal as it has removed the first floor side extension. The development is therefore compliant with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014, and SPD4 - Householder Alterations/Extensions Guidelines (2021).

Amenity of Future Occupiers

The resultant gardens space would be adequate post development and so the proposal is compliant with Policy CS19 of the Local Plan Core Strategy 2014 and SPG2 Residential Layout Guidelines 2020.

Neighbouring Amenity

The proposed side extension is not considered to impact the light, outlook and privacy of the adjoining property known as No. 2 Crockenhall Way as this element of the development is situated to the southern boundary and is away from the adjoining neighbour. The proposed single storey rear extension is slightly larger than the existing 3m rear extension and is higher due to the mono pitch roof finish, however given the modest height of this extension it is not liable to cause significant material harm. There may be some overshadowing experienced due to the path of the afternoon sun, however on balance this is not severe enough to be a reason under which a refusal of the scheme is warranted.

The property known as No.6 Crockenhall Way would not be impacted in terms of light, outlook or privacy by the proposed development and the proposed development adequately safeguards neighbouring amenity and is compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines (2020)

Parking and Highways

The site currently has off road parking for two vehicles on hardstanding. This would be maintained and so there are no concerns in this regard.



Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within the Istead Arable Farmlands Character Area, as set out in the Council's Landscape Character Assessment document.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that this development would not be detrimental to the Istead Arable Farmlands Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

The revised proposal is considered to adequately address the previous reasons for refusal and so permission is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	02/08/2023	Dated:	02 August 2023