

Delegated Report

Householder Planning Application

Planning Application No: 20230630

Location: 21 Codrington Gardens Gravesend Kent DA12 5DB

Description: Erection of a single storey rear extension.

Applicant: Mrs Sarah Webb

Site Visit Date: N/A Desktop Assessment

Preliminary Matters

The agent was emailed on 21.07.23 to clarify what the proposed single storey rear extension would be used for, as this was not shown on the plans. On 02.08.23, a revised annotated plan was received and accepted by the Local Planning Authority, confirming the space is to be use for a lounge/dining area.

Submitted Documents/Plans

Application Form;
OS Plan (received on 14.06.23);
Block Plan – Existing (received on 14.06.23);
Block Plan – Proposed (received on 14.06.23);
Drawing No. 01 – REVISED Floor Plans – Existing and Proposed; and
Drawing No. 02 – Rear and Side Elevations – Existing and Proposed.

Superseded Documents/Plans

~~Drawing No. 01 – Floor Plans – Existing and Proposed.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20190707	Erection of single storey rear extension.	Permitted	30.08.2019

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 - Development & Design Principles

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);
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Neighbouring properties

Five surrounding properties were consulted, a site notice was displayed on 22.06.23 and no responses were received. The overall consultation expiry date was on 14.07.23.

Officer's Analysis

21 Codrington Gardens is a two storey mid terraced property which benefits from a rear access and garage to the rear.

Google Images



This application proposes the erection of a single storey rear extension. The development would include demolition of the existing sun lounge.

Proposed Development

The extension would facilitate a separate dining room and additional lounge space. It would have the following dimensions:

- Height 3.05m (including roof lantern)
- Height of parapet walls 2.92m
- Depth 5.04m
- Width 7.72m

Design, Character and Appearance

The extension would have a flat roof and would be constructed using appropriate external materials including brickwork, and uPVC double windows and doors. The external materials can be secured by condition to match the existing dwelling, in order to ensure a satisfactory visual relationship between the existing dwelling and proposed new development.

The extension would have a fairly substantial depth and would span the width of the rear elevation of the dwelling, however, it would be modest in height and would not be visible from or have any impact on the character and appearance of the street scene. Overall, the development is considered subservient to the existing dwelling.

As such, the development is acceptable and accords with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth, and the proposed block plan indicates the resultant garden space would just comply with the requirements, although significantly reduced. The RLG (2020) also sets out expected room sizes and the new lounge/dining room exceeds the space requirement. Therefore, the proposed development is considered to provide acceptable garden and room space to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Neighbouring Amenity

No neighbour representations were received in response to the consultation carried out for the proposal. Notwithstanding this, impact on neighbouring amenity will be assessed below.

Although it is fairly substantial in depth, the extension is single storey, modest in height with no fenestration proposed in the flank elevations. It is not considered to detrimentally impact neighbouring amenity in terms of loss of light, outlook and privacy, and would not cause a sense of enclosure. In addition, both neighbouring properties (No.23 and 19) have existing single storey rear projections.

As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Highways and Parking

There are no highways or parking concerns that arise as a result of this proposal.

Any Other Material Planning Considerations

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 3 area, however, the proposal would be unlikely

to be impacted by this constraint.

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Conclusion

The proposed single storey rear extension will be constructed using acceptable materials and is subservient to the existing dwelling. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours and would not impact the street scene.

The application has been fully considered and is in accordance with local and national planning policy.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Miss Faye Hobbs
Signed:	L Hankin	Signed:	
Dated:	2 nd August 2023	Dated:	02 August 2023