



Delegated Report

Householder Planning Application

Planning Application No: 20240452

Location: 88 Alexandra Road Gravesend Kent DA12 2QQ

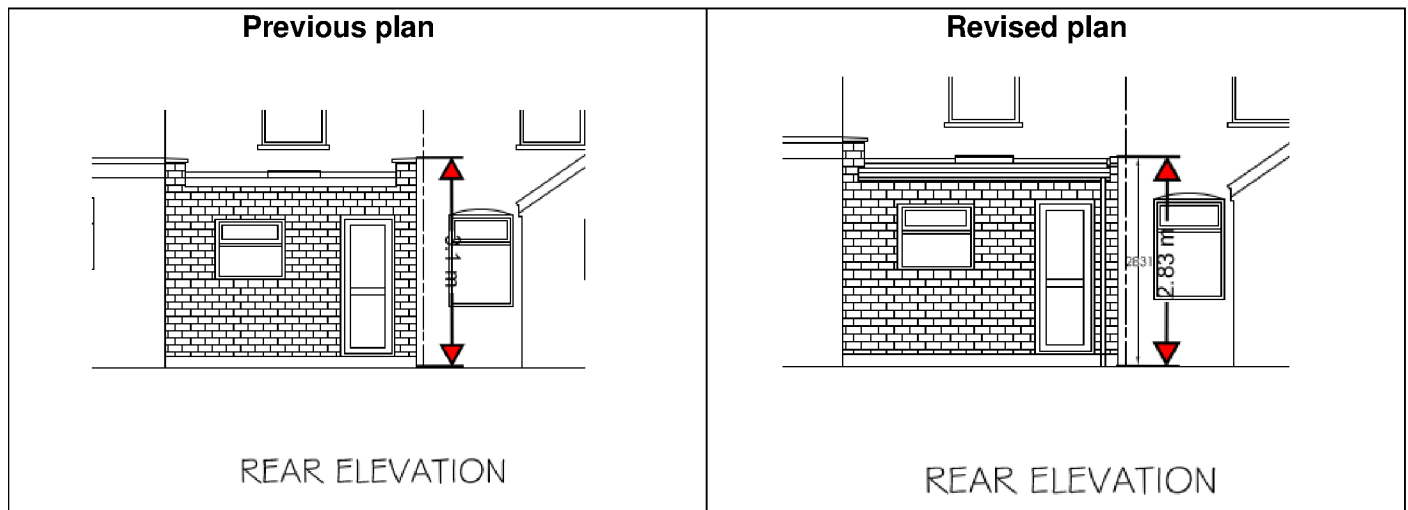
Description: Erection of a side/rear extension with two roof lights.

Applicant: Mr Muhammad Begum

Site Visit Date: N/A

Preliminary Matters

The agent was contacted on 31.08.24 in order to give the opportunity to amend the height and/or depth of the extension, to ensure no detrimental impact on neighbouring amenity. In addition, a further consultation was sent to the Internal Drainage District for any comments they may have to make, with an extension of time to determine the application agreed with the agent. A revised plan was received on 01.08.24 and was accepted by the Local Planning Authority. Consultation on the revised (reduced) scheme was not considered necessary.



Submitted Documents/Plans

Application Form;
Supplementary Information – Flood Risk Assessment;
Drawing No. 88AR/A3/01 – Site Location and Plan Floor Plan and Elevations – Existing;
Drawing No. 88AR/A3/02 – Block Plans – Existing and Proposed; and
Drawing No. 88AR/A3/02A – REVISED Floor Plans and Elevations – Proposed.

Superseded Documents/Plans

~~Drawing No. 88AR/A3/02 – Elevations and Floor Plan – Proposed.~~

Relevant Planning History

No relevant history.

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

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful 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); and
- Design for Gravesham Design Code (2024).

Consultations, Publicity and Representations

Consultees

KCC Flood and Water Management

Thank you for your consultation on the above referenced planning application.

As Lead Local Flood Authority, Kent County Council are required to provide technical advice and guidance on the surface water drainage strategies, designs and maintenance arrangement put forward by developers to any new major development.

According to the Town and Country Planning (Development Management Procedure) (England) Order 2010, major development is defined in planning as any development involving any one or more of the following:

- a) The winning and working of minerals or the use of land for mineral-working deposits;
- b) Waste development;
- c) The provision of dwelling houses where:
 - i. The number of dwelling houses to be provided is ten or more; or
 - ii. The development is to be carried out on a site having an area of 0.5 hectares or more and it is not known

- whether the development falls within sub-paragraph (c) (i);
d) The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
e) Development carried out on a site having an area of one hectare or more.

The application under the above reference number therefore falls outside the definition of major development and also falls outside of KCC's remit as statutory consultee.

Notwithstanding the above, please feel free to contact us again if you consider there to be local flood risk issues on this site that may require further consideration.

Environment Agency

Thank you for consulting us on the above application. We have assessed this application and it is covered by our Flood Risk Standing Advice. This means you do not have to consult us directly and can use our standing advice to manage flood risk for this planning application.

Our standing advice can be viewed in the link below which includes step by step guidance on managing development and flood risk. <https://www.gov.uk/flood-risk-standing-advice-frsa-for-local-planning-authorities>

If you have any questions please email KSLPLANNING@environment-agency.gov.uk

Internal Drainage District

The site is on the boundary of the North Kent Marshes Internal Drainage Board's district; however, the proposal does not impact the Board's interests, and as such, we have no comment to make.

This response is based on the information provided with the planning application and is reliant on its accuracy.

Southern Water

Thank you for your correspondence dated 18/06/2024 regarding the above planning application please see our comments below.

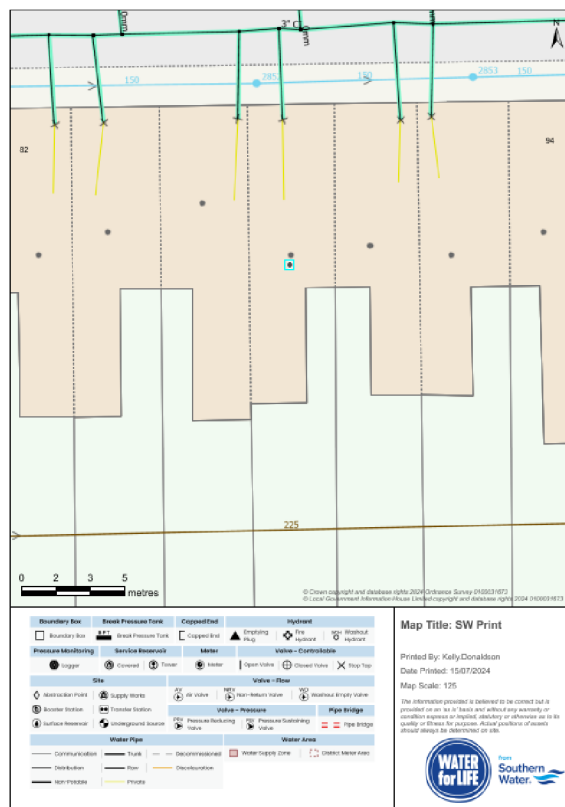
The applicant has not provided details of the proposed means of disposal of foul/surface water drainage from the site. Southern Water is unable to comment fully on this Planning Consultation until such time as the relevant information is provided.

Construction of the development shall not commence until details of the proposed means of foul/surface water drainage disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Southern Water Map



GBC – Environmental Protection

No comments received.

Local Ward Councillors

No comments received.

Neighbouring properties

10 surrounding properties were consulted, a site notice was displayed on 20.06.24 and the overall consultation period expired on 21.08.24. One response was received, objecting to the proposal. The objection is summarised below:

- I do not object to the current proposed extensions, however I would object to a double storey extension as this would significantly reduce daylight.
- The single storey extension will affect the light to the rear of my property but by an acceptable amount.
- I have some observations to make. When works began on an outbuilding at the property earlier this year, rubbish was left in the alleyway (which is maintained by myself and others). Currently it is still there. I hope debris from further building works would not be left there too.
- There are gutter issues that have caused the ground to become waterlogged. This has not been resolved and has also caused issues with the sewer pipe of a neighbouring property.
- The toilet overflow pipe was constantly flowing with leaking water into the ground between the two properties. This will be causing the ground to become even more waterlogged.
- I have measured the length of the extension to the neighbouring property (which this application intends to match) and the dimensions are different.
- No mention on the plans is made of the kitchen window in the side elevation of my property that will

have its light restricted by the proposed works.

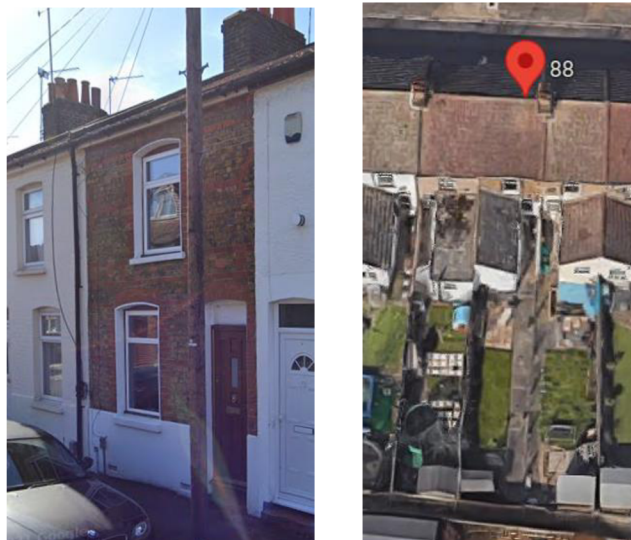
- Taking into account my concerns and knowledge of the ground conditions and other issues, I assume the applicant will have to contact me to arrange a party wall agreement to ensure the ground is checked before any building works/excavations commence near my property.

The representation includes material and non-material planning considerations. Non-material planning considerations cannot be considered within this application assessment, but may be covered under other services/regulatory bodies such as GBC waste management and Building Regulations. The material planning consideration in the above relates to neighbouring amenity in terms of light. As aforementioned in this report, a revised plan has been sought and accepted by the Local Planning Authority, in order to ensure there is no detrimental impact on neighbouring amenity. Neighbouring amenity is assessed in the relevant section of this report below. In terms of measurements/dimensions, we measure the plans electronically and assess the application based on the plans that have been provided. If the proposal were permitted and then constructed contrary to these plans, a case could be raised via the Planning Enforcement Team to investigate the potential breach of planning control.

Site Description

88 Alexandra Road is a terraced property fronting the southern side of the highway.

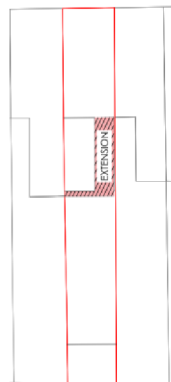
Google Images



This application proposes the erection of a side/rear extension with two roof lights.

Proposed Development

The extension would create space for internal layout changes, incorporating an enlarged kitchen area.





The development would have the following (maximum) dimensions:

- Height 3.10m (lower parapet 2.83m)
- Depth 5.75m
- Width 3.73m

Officer's Analysis

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well-designed and beautiful places) of the NPPF (2023) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their*

surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.

The extension would be constructed using acceptable external materials including GRP roof, facing brickwork and UPVC windows and doors. Materials can be conditioned to match the external appearance of the existing dwelling, should permission be forthcoming. In addition, the extension is single storey, and is overall considered to be subservient to the existing dwelling. Furthermore, the monopitch roof design ensures the development is not overly bulky. As the extension is located to the rear, it would not impact the street scene.

Therefore, the development is in accordance with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2023.)

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth along with room size requirements. In terms of garden area, the resultant garden area would be 39.55sqm with a 10.83m depth, which meets the requirements for a 2 bedroomed property. In addition, the kitchen adheres to the size requirement, however, the shower room falls under the 3.60sqm requirement at 3.21sqm. Although this is not ideal, a shower takes up less space than a bath and is therefore, on balance acceptable.

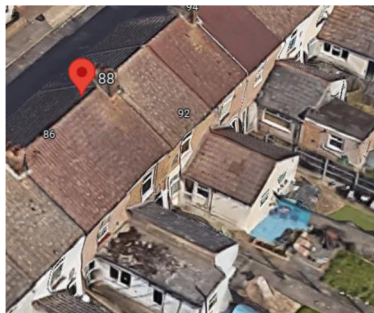
Overall, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2023).

Neighbouring Amenity

As aforementioned in this report, one neighbour response was received as a result of the consultation carried out for this proposal, objecting to the proposal. The objection raised concerns in terms of some loss of light, but stated it would be an acceptable loss of light. Nonetheless, a revised plan was sought. The revised plan includes a reduction in height. Neighbouring amenity is assessed below.

The extension is not considered to impact No.86 Alexandra Road, as the proposed extension for this application would match the depth of the extension at No.86.

In terms of No. 90, as aforementioned in this report, during the course of this application, the parapet wall facing No. 90 has been reduced to 2.83m. A similar extension, 3.00m in depth and 3.00m in height could potentially be constructed without the benefit of planning permission, under permitted development rights. The proposed extension is single storey and is overall modest in height. Although there would be some impact on neighbouring amenity in terms of light, this is not considered to be detrimental to neighbouring amenity.



Furthermore, the proposal raises no concerns in terms of loss of privacy, loss of outlook or causing a sense of enclosure, by virtue of the fenestration details and single storey nature. Therefore, the development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2023).

Highways and Parking

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

Flood Risk

The site lies within Flood Zone 3, as such a flood risk assessment has been provided for this application. The comments received from the Environment Agency states that their standing advice can be used to manage flood risk for this application. The Flood Risk Assessment provides an analysis of the site and corresponds with the Environment Agency's standing advice. The plans show no change in floor levels and acceptable external materials would be used; facing brickwork and uvpvc windows and doors. Ideally, the plans would include further details regarding flood mitigation measures, in order to correspond to the flood risk assessment itself. However, if permission were to be forthcoming, then it is considered that the following condition would be sufficient to ensure the development would comply with guidance and policy:

The finished floor levels of the extension will either be no lower than the existing floor levels or at least 300 millimetres (mm) above the estimated flood level. In addition, flood resistant materials are to be used up to at least 300mm above the estimated flood level.

Reason: To comply with Environment Agency standing advice for minor extensions in a Flood Zone and in accordance with Policies CS18 and CS19 of the Gravesham Local Plan Core Strategy (2014).

Any Other Material Planning Considerations

Archaeology

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

Historic Landfill

The site lies within multiple historic landfill buffer zones. If permission were to be forthcoming, a watching brief condition could be added to the decision notice.

Conclusion

The proposed development would be constructed using acceptable materials to match the existing, which can be secured by condition. In addition, the proposal is considered to be overall 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:		Signed:	
Dated:	22nd August 2024	Dated:	23 August 2024