



Delegated Report

Householder Planning Application

Application No:	20220297
Location:	92 Marling Way, Gravesend, Kent, DA12 4RE
Description:	Erection of a single storey rear extension.
Applicant:	Mr Craig Wilton
Site Visit:	21.04.2022

Preliminary Matters

The agent was emailed 21.04.22 as the block plans did not show the existing summerhouse on the drawings. The agent provided revised plans 25.04.22.

Submitted Documents/Plans

Application Form;
Site Location Plan;
REVISED Block plans – Existing and Proposed (2 Plans) – received 25.04.22; and
Elevations and Floor plans – Existing and Proposed.

Plan Note

There are slight variations in some measurements on the hand drawn plans submitted for this application. Although this is not ideal, the slight variations do not affect the assessment of the development, and the largest measurements have been used for the purposes of this report.

Relevant Planning History

Application No.	Description	Status	Decision
TH/6/54/91	Composite development of land	No Decision Notice	05.06.1957
TH/6/54/91A	Composite development of land	Permitted	05.06.1957

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

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)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 - amended June 2020
- Technical Housing Standards - Nationally Described Space Standard (2015) (NDSS 2015)
- SPG 4 - KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guidance SPD (2021)

Consultations, Publicity and Representations

KCC - Heritage

Thank you for consulting us on this application.

The site lies within an area of multi-period archaeological potential. However, I consider it unlikely that these proposals, immediately adjacent to the existing dwelling, would have a significant below-ground archaeological impact and have no further comments to make in this case.

GBC - Environmental Protection Team (Regulatory Services)

Lighting

Artificial lighting can cause a statutory nuisance under the Environmental Protection Act 1990. It is important that the applicants are not permitted to install external lighting that illuminate anything other than the ground within the curtilage of the new properties in order to assist in preventing a nuisance from occurring (which would be most likely if the bedrooms on neighbouring properties are illuminated).

Code of Practice on Construction and Demolition

Please apply

Watching Brief

The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

Environment Agency

We have no comments to make on this planning application as it falls outside our remit as a statutory planning consultee.

Local Ward Councillors

No comments received.

Neighbouring properties

Six surrounding properties were consulted and no representations were received. The consultation period expired 14th April 2022.

Officer's Analysis

92 Marling Way is a two storey semi-detached property located on the eastern side of the highway. The property has a hard-paved frontage for vehicular parking and a driveway along the side, which provides access to the detached garage. The garden is accessed through a side gate and an outbuilding for use as a summer house has been constructed at the end of the garden.



Design, Character and Appearance

The proposal is for the erection of a single storey rear extension and installation of a new flank window at ground floor. The extension will have a maximum depth of 4.55m, maximum width of 5.89m and height of 3.11m (including the roof lantern). Although the plans have depth and width discrepancies, as aforementioned in this report, this is not considered to be an issue in the determination of this application, and the plans show no encroachment on the neighbouring properties. As part of the development the rear gate is to be moved along the boundary closer to the garage.

The extension would create space for a kitchen/diner and the internal alterations allow the formation of a playroom/guest bedroom and WC. The application form indicates the proposed materials would match those of the existing dwellinghouse; brickwork with PVC windows and doors, and the new flat roof would be installed with a roof lantern.

The single storey rear extension does not appear excessive in size and is proportionate to the scale of the original dwellinghouse. Although the proposed development may be viewed from the highway through the large side access, this is deemed to have a minimal effect on the street scene and the installation of a window at ground floor level in the flank elevation is not considered to affect the street scene. Therefore, the proposal is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The proposed layout changes comply with the Technical Housing Standards - Nationally Described Space Standard (2015) (NDSS 2015) for bedroom size. The playroom/guest bedroom at 8.65sqm could only be appropriately used as a single guest bedroom. As the room is annotated as a guest bedroom, this is not considered as an additional bedroom that would be in constant use. Other rooms shown on the plans comply with Gravesham's Residential Layout Guidelines (RLG) (2020) (SPG 2), the WC measures approximately 1.3sqm and the kitchen/diner at 22.35sqm.

The minimum garden area for a 3 bedroomed property, as set out by the RLG, is 60sqm and the garden depth requirements are 10m. The approximate garden area for the property post development is 47sqm and garden depth is 9.2m. This calculation excludes the area used for the parking or garaging of private motor vehicles. Although the garden space is under the RLG recommendation, the Permitted Development fall-back position should be taken into account. A larger extension, with a depth of 6m, could be constructed under permitted development as long as extensions and other buildings, excluding the main dwelling, do not exceed 50% of the curtilage. This would result in a smaller garden area, without considering the amenity of future occupiers. Therefore, even though the garden is below the RLG recommendations it is considered to safeguard the amenity of future occupiers in accordance to Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The development is not considered to impact on the amenity of neighbouring properties in terms of loss of light, outlook or sense of enclosure. Due to the path of the sun and orientation of the properties, it is deemed that the proposal would have little impact on loss of light. There is a proposed window to be installed on the flank elevation of the existing dwelling, however this would look across the front garden of the neighbouring property, and therefore should not have an impact on the neighbouring amenity. Moreover, the window could also be considered Permitted Development. Lastly, forming a single storey, rear extension is not deemed to be detrimental to neighbouring outlook or to cause a sense of enclosure.

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

Parking and Highways

There are no parking or highway issues related to this proposal. There is sufficient space in the driveway/garage area to accommodate at least 2 vehicles, which accords with Gravesham's adopted parking standards (SPG 4) (2006).

Any Other Material Planning Considerations

Archaeology

The site lies within an area of multi-period archaeological potential. However, a single storey rear extension is unlikely to have any archaeological impact which has been confirmed by comments received from KCC Heritage.

Smoke Control and Contaminated Land

92 Marling Way is situated within a smoke control zone and GBC Environmental Protection Team were consulted on the application. The comments received relating to lighting, and a watching brief are not relevant to this application since no external lighting is proposed, and the site is not within a historic landfill zone.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy. The proposed extension will be constructed using appropriate materials, it is not excessive in size or bulk and will have minimal impact on the street scene. The development will safeguard the amenity of future occupiers and will not harm the amenity of neighbouring properties. It is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	10.05.22	Dated:	10th May 2022