



Delegated Report

Householder Planning Application

Planning Application No: 20240796

Location: 41 Cobham Street, Gravesend, Kent, DA11 0SA

Description: Demolition of existing rear extension and erection of a single storey rear and side extension with roof light.

Applicant: Mr Harminder Dhanda

Site Visit Date: 26 September 2024

Submitted Documents/Plans

Application form
Location Plan
Existing Block/Site Plan
Proposed Block/Site Plan
2317-001 (Existing Basement Plan)
2317-002 (Existing Ground Floor Plan)
2317-003 (Existing First Floor Plan)
2317-004 (Existing Roof Plan)
2317-005 (Existing Elevations)
2317-007 (Proposed Ground Floor Plan)
2317-008 (Proposed First Floor Plan)
2317-009 (Proposed Elevations)
2317-010 (Proposed Basement Floor Plan)
Planning, Heritage Statement

Relevant Planning History

Reference	Description	Decision	Decision Date
20240797	Application for a Proposed Lawful Development Certificate for the conversion of the loft space to a habitable room with dormer to the rear, rooflights to the front and pitch to gable roof to side.	Pending	
20000409	Reinstatement and refurbishment of traditional front boundaries to include plinth/base, piers, railings and gates.	Permitted	28.07.2000

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure

- CS18 – Climate Change
- CS19 – Development and Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC3 – Development Affecting Conservation Areas
- T1 – Impact of Development on the Highway Network
- P3 – Vehicle Parking Standards

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 9 – Promoting sustainable transport
- Section 12 – Achieving well-designed and beautiful places
- Section 16 – Conserving and enhancing the historic environment

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)
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

The Council has a statutory requirement under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Consultations, Publicity and Representations

Neighbouring properties

The application has been advertised by individual neighbour letters to 10 properties, on site and in the press. The overall consultation period expired on 18 October 2024.

No letters of objection were received.

Local Ward Councillors were also consulted, and no responses were received.

Officer's Analysis

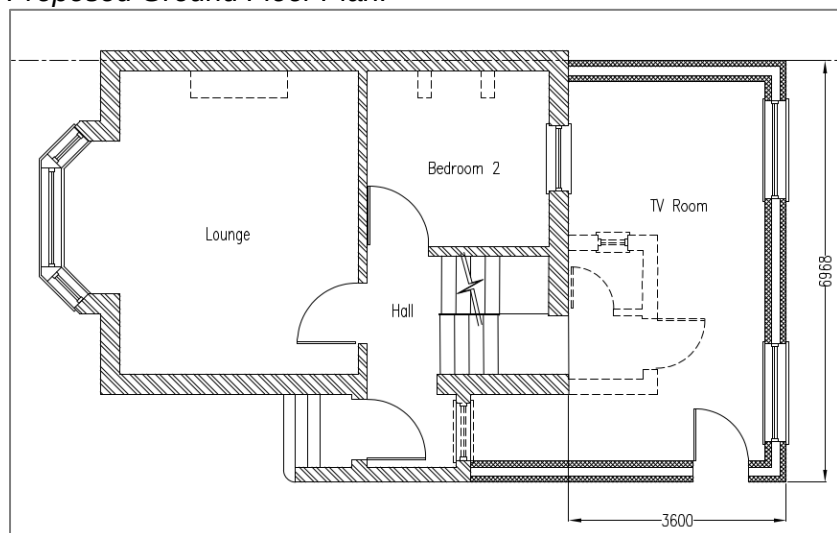
Proposal

This application seeks permission for the demolition of an existing small rear extension and the erection of

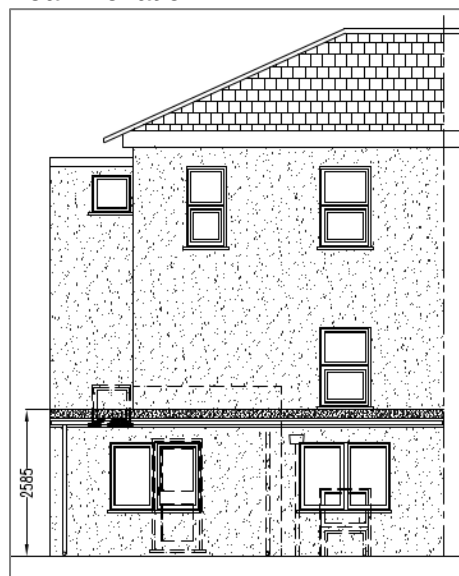
a single storey rear and side extension with a roof light. The land will be infilled where the existing extension is taken down to bring it in line with the existing garden level.

The rear extension will project 3.6m beyond the main and extend across the whole width of the house. The very shallow roof will extend up to 2.6m high. The extension will be used as a TV room.

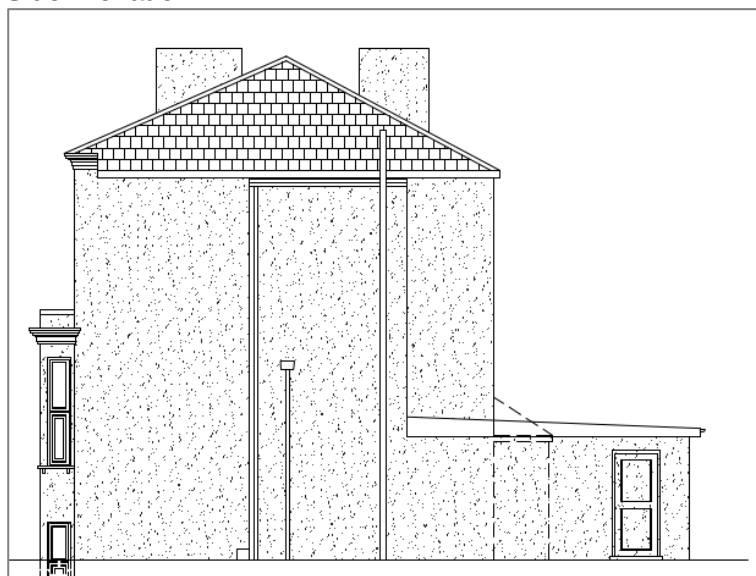
Proposed Ground Floor Plan:



Proposed Rear Elevation:



Proposed Side Elevation:



The materials will match the existing.

Principle Issues

The site lies within the urban boundary of Gravesend and within the Darnley Road Conservation Area. As such, the main issues for consideration in the determination of this application are as follows:

- Design, character and appearance, including impact on conservation area
- Residential amenity
- Parking and highways

Design, Character and Appearance and Impact on Conservation Area

The Council has a statutory requirement under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

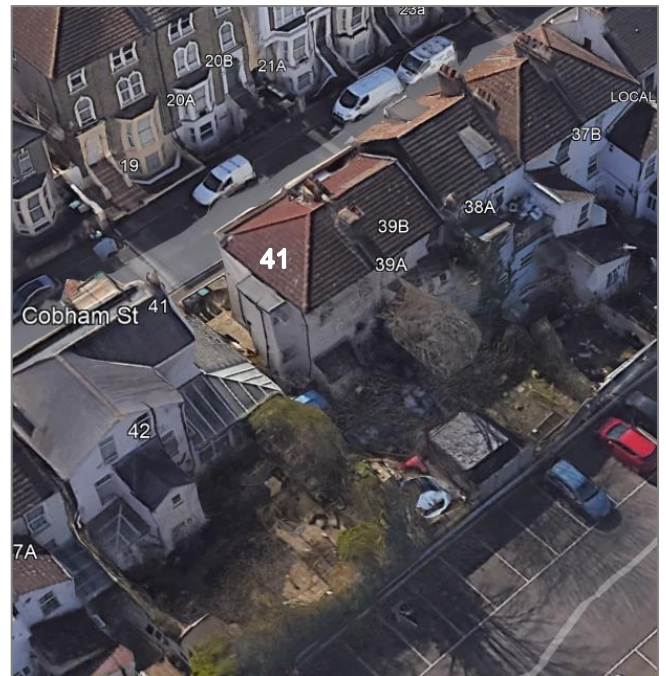
The NPPF 2023 places great significance on the desirability of sustaining and enhancing heritage assets, and on new development making a positive contribution to local character and distinctiveness (paragraph 196). This is echoed in Policy CS20 of the Core Strategy 2014, which states that the significance of the Borough's heritage assets and their setting should always be preserved or enhanced. Saved Policy TC3 of the Local Plan 1994 also states that development is expected to make a positive contribution to the conservation area.

Section 12 of the NPPF 2023 relates to achieving well-designed and beautiful places and sets out the Government's requirements in relation to design issues. Paragraph 131 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 135 of the NPPF 2023 also seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The property lies within the urban boundary and comprises an end of terrace dwelling. The site is surrounded by other residential dwellings to the east, south and west, and by Rathmore Road car park at the rear to the north. The house is two and a half storeys, including a semi-sunken basement.

Current Google Earth Images:



In relation to the proposed rear extension, surrounding properties have comparable and larger additions and the proposed extension will not be dissimilar. Being single storey, it will be subservient in relation to the depth and height of the main building. The height of the extension itself at 2.4m to eaves will not be significantly greater than the height of a typical boundary fence. In terms of its size generally, the proposed extension is not far beyond what could be constructed under permitted development rights.

As the proposed extension will be to the rear of the property and will not extend beyond the existing built form of the property, apart from at the rear, it will not be generally visible from the public realm. There may be views of the proposed development from the car park at the rear, but due to existing boundary screening and the single storey nature of the extension, which as seen in the images above, are a common feature of these properties, it will not have a detrimental impact on the visual amenity of the property itself or street scene and conservation area in general. The materials should be conditioned to match the appearance of the existing property.

Overall, the proposal is considered to be appropriate in terms of its size, scale and appearance, and in respect of the character and appearance of the Darnley Road Conservation Area. As such, the proposal would comply with the requirements of paragraphs 131, 135, 196 of the NPPF 2023, Policies CS19 and CS20 of the Core Strategy 2014 and the guidance in the Council's Design Guide.

Residential Amenity

The NPPF 2023 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 135f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

Future Occupiers

The size of the proposed accommodation is acceptable with regards to the provision for future occupiers. The size of the rear garden will be affected by the proposed rear extension. Regardless, the proposed garden area would still be in excess of the 60m² minimum garden area required for a 3 bedroom property, at 66m².

The proposal is therefore considered to comply with Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF 2023 and would safeguard the amenity of future occupants.

Neighbouring Properties

The proposal comprises a fairly modest single storey extension that will not be excessive in height or depth. There will be two windows to the rear elevation and none in either flank elevation. The proposal would not be considered to cause any loss of light or privacy, nor have a dominant impact on neighbours. The proposal would comply with Policy CS19 of the Core Strategy 2014.

Parking and Highways

There is no existing off-street parking or access for the application property, and this will not be altered with the proposed development. The property is within the urban area, close to public transport and local services and facilities and there are therefore no concerns in relation to parking. Furthermore, there have been no neighbour objections in relation to parking.

There would therefore be no adverse parking or highway issues resulting from the proposal, which would comply with Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014.

Conclusion

The proposal is acceptable in terms of the design and impact on the application building and the character and appearance of the surrounding conservation area, and with regards to residential amenity and highways and parking matters. The proposal would therefore comply with the requirements of Policies CS11, CS19 and CS20 of the Core Strategy 2014, saved Policies TC3, T1 and P3 of the Local Plan 1994, and paragraphs 115, 131, 135 and 196 of the NPPF 2023.

Recommendation

Permission with conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	<i>K. Parkin</i>	Signed:	<i>R Hart</i>
Dated:	23rd October 2024	Dated:	24th October 2024