

Delegated Report

Householder Planning Application

Planning Application No:	20231325
Location:	165 Lower Higham Road Gravesend Kent DA12 2NW
Description:	Erection of a single storey rear extension with roof light and alterations to fenestration.
Applicant:	Mr & Mrs Copeland
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

Application form
Location Plan
Existing Block Plan
Proposed Block Plan
Drawing no. 01 Rev. C (Existing Elevations, Floor layouts, Location Plan and Block Plan)
Drawing no. 02 (Proposed Block Plan, Elevations and Floor Layouts)

Relevant Planning History

There is no planning history for the property.

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

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on the Highway Network
- T5 – Access to the Identified 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)

- 2 – Achieving sustainable development
- 9 – Promoting sustainable transport
- 12 – Achieving well-designed and beautiful places
- 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- SPG2 - Residential layout guidelines (2020)
- Householder Extensions/Alterations Design Guide (2021)
- SPG4 - KCC Parking Standards (2006)
- Technical Housing Standards – nationally described space standard (2015)

Consultations, Publicity and Representations

Neighbouring properties

The application has been advertised by individual neighbour letters to 2 properties, and on site. The overall consultation period expired on 6 February 2024.

No letters of objection were received.

The local Ward Councillor was also consulted, and no response was received.

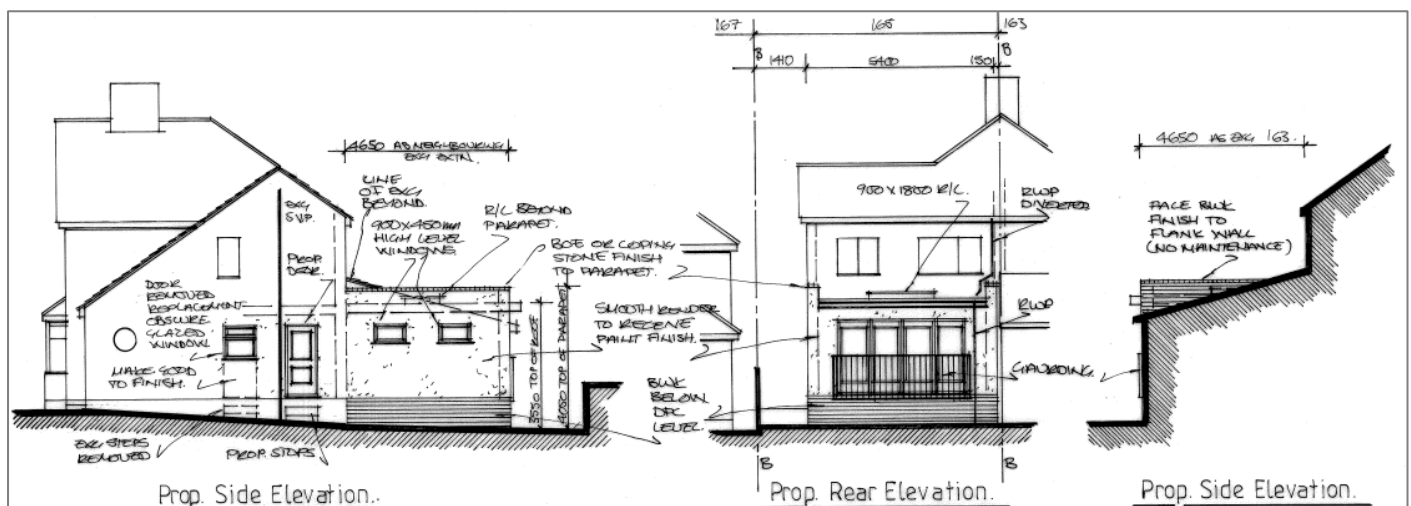
Officer's Analysis

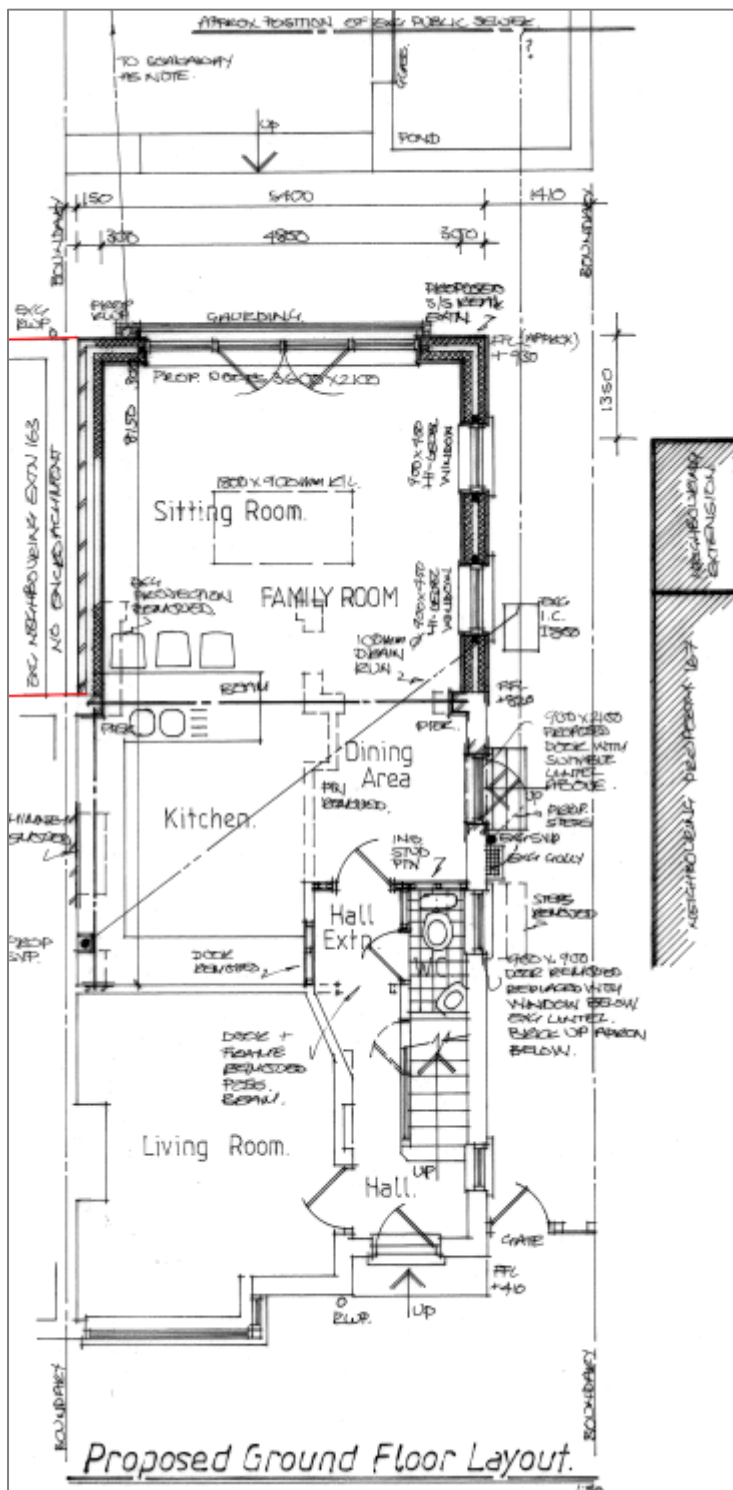
Proposal

This application seeks permission for the erection of a single storey rear extension with roof light and alterations to fenestration.

There is a small rear single storey rear projection that would be removed to make way for the proposed extension. The internal layout of the property would be altered, and the proposed extension would be for a sitting room/family room.

Proposed Elevations and Ground Floor Plan:





The extension would project approximately 4.650m to the rear and would extend across the whole width of the property. As the ground level slopes down towards the rear, the extension will be a maximum of 4.050m to the top of the parapet and 3.550m to the top of the flat roof. The extension will have a painted smooth render finish, with coping stone to the parapet and brickwork below the damp proof course. The side wall facing No. 163 will be brickwork. There will be a rooflight within the flat roof and high level windows to the side elevation facing No. 167.

There are existing steps down to the garden across the back of the extension.

The main issues for the consideration of this proposal relate to design, and the impact on amenities and parking and highway safety.

Design, Character and Appearance

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 area of Gravesend on the northern side of Lower Higham Road, and comprises a semi-detached dwelling. To the south and adjacent on either side are other residential dwellings. There are fields to the north.

Current Google Earth Images:





The properties either side have existing single storey rear additions and the proposed extension will not project beyond or above these. The proposed extension is subservient and at the rear, and the materials will match those existing at the property. The materials should be conditioned to match the appearance of the existing property. It would not therefore have a detrimental impact on the visual amenity of the property itself, or the street scene in general.

Overall, the proposed extension is considered to be appropriate in terms of its size, scale and appearance, and respects the character and appearance of the area. As such, the proposal would comply with the requirements of Policy CS19 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 extension is acceptable with regards to the provision for future occupiers, and the size of the rear garden will remain well in excess of the 60m² minimum garden area required for a 3 or more bedroom property. 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 single storey rear extension that will be positioned between similar neighbouring extensions and would not be considered to cause any loss of light or privacy, nor have a dominant impact on neighbours.

However, it would be considered appropriate to condition the use of the flat roof of the proposed extension from being used as any kind of balcony in order to ensure the protection of neighbours' privacy.

Subject to this condition, the proposal would comply with Policy CS19 of the Core Strategy 2014.

Parking and Highways

There is adequate existing off-road parking provision and the proposal would have no impact on this provision or on access. There would therefore be no adverse parking or highway issues from the proposal, which would comply with Saved Policies T1, T5 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014.

Conclusion and Recommendation

The proposed single storey rear extension is considered to be acceptable in terms of the design and impact on the application building and on the character and appearance of the surrounding area, and with regards to residential amenity and highways and parking matters. The proposal would therefore comply with the requirements of Policies CS11 and CS19 of the Core Strategy 2014, saved Policies T1, T5 and P3 of the Local Plan 1994, and paragraphs 115, 131, and 135 of the NPPF 2023. The application is accordingly recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision.)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:	<i>K. Parkin</i>	Signed:	
Dated:	1 March 2024	Dated:	04 March 2024