



Delegated Report

Householder Planning Application

Planning Application No: 20240445

Location: 30 Nansen Road Gravesend Kent DA12 5DA

Description: Erection of a single storey rear extension with roof lights.

Applicant: Mr Abroo Shakir

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 15/05/2024;
Site Location Plan;
Block Plan – Proposed;
Block Plan – Existing;
Drawing Number 1 (Elevations and Floor Plans – Existing); and
Drawing Number 2 (Elevations and Floor Plans – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
19830749	Application under Regulation 4 of the Town and Country Planning General Regulations 1976 for erection of 18 old persons flats 33 houses and associated parking	Permitted	04.01.1984

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)

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)'

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

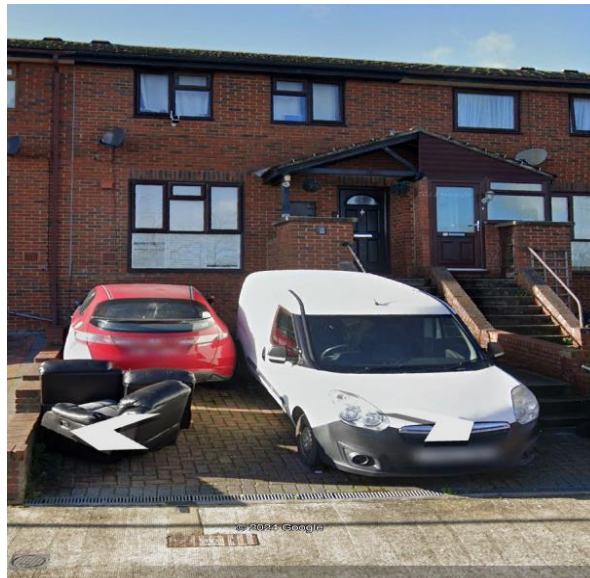
Neighbouring properties

3 surrounding properties were consulted and no responses were received. The consultation period ended on 24th September 2024.

Officer's Analysis

Design, Character and Appearance

30 Nansen Road is a two storey terraced house located on the Western side of the highway. The property is block paved to the frontage and vehicular access to the rear to provide off road parking.



The application proposes the erection of a single storey rear extension.

The single storey rear extension would have a flat roof at a height of 3m. It will extend beyond the rear elevation by 5m and have a width of 5m.

The proposal will create space for two additional bedrooms and a bathroom. There will be 2 patio doors to the rear elevation serving each bedroom. The extension will be constructed with a brick finish to match the existing dwelling.

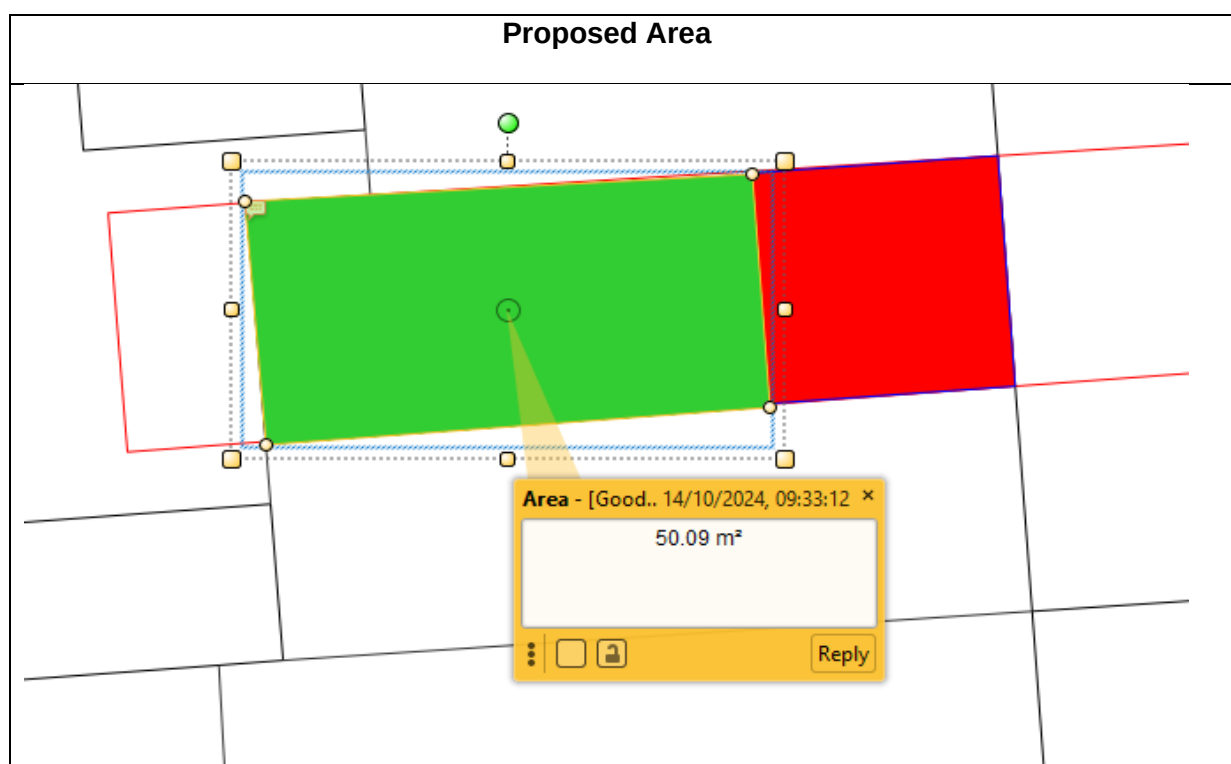
As such the proposed rear extension is not excessive in size or bulk, will be constructed using appropriate materials, will have no impact on the street scene and is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

The NPPF (2023) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, 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. The impact on neighbours will be assessed in the next section of the report.

The application looks to increase the number of bedrooms at the property from two to four. Gravesham's Residential Layout Guidelines state that the garden space for a three-bedroom property should have a minimum depth of 10m from the rear elevation and a minimum useable area of 100m². The size of the existing amenity area is within the recommended guidelines for a two bedroom property.

Post development, the garden would have a depth of 10m, in accordance with the guidelines. However, the application would result in a remaining area of approx. 50.09m² which is considered to be substantially below the recommended guidelines:



A recent appeal case APP/K2230/D/23/3326998 for the refusal of a rear extension at 1 Harvest Lane, Gravesend, due to substandard amenity space has also been dismissed as follows:

If the proposed extension was constructed, the resultant garden would be undersized and impractical for a dwelling of its size. I therefore conclude that the proposal would not provide appropriate living conditions for residents of the appeal property, with regard to the provision of external amenity space. The proposal would also be contrary to CS Policy CS19 which indicates that new development will provide appropriate levels of private amenity space. Furthermore, it would

be contrary to paragraph 135(f) of the National Planning Policy Framework (the Framework) where it advises that planning decisions should ensure that developments create places with a high standard of amenity for existing and future users.

Please see appendix 1 for full appeal documentation.

The proposed bedroom sizes are in accordance with the recommended guidelines.

Overall, the proposal would result in an undersized garden area remaining which detrimentally limits the available usable area, subsequently providing unacceptable living conditions for existing and future occupiers. As such the proposal would therefore be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed and beautiful places) of the National Planning Policy Framework 2023.

Neighbouring Amenity

Due to it's modest height and existing boundary treatments, the development will not have a detrimental impact on the amenity of neighbouring properties in terms of privacy and outlook and is unlikely to affect any light received.

No neighbour representations have been received.

As such, the application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Any Other Material Planning Considerations

Highways and Parking

There is existing off road parking provision at the property to accommodate with the increase in bedroom sizes.

Therefore, the application does not have a detrimental impact in terms of parking and highways

Conclusion

The proposal would result in a substandard and undersized garden area remaining which detrimentally limits the available usable area, subsequently providing unacceptable living conditions for existing and future occupiers. As such the proposal would therefore be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed and beautiful places) of the National Planning Policy Framework 2023.

Recommendation

Refusal

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	21st October 2024	Dated:	21st October 2024

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