



Delegated Report

Householder Planning Application

Planning Application No: 20240432

Location: 44 Parrock Avenue Gravesend Kent DA12 1QQ

Description: Demolition of garage. Erection of a single storey side & part rear extension with 3 rooflights. Access ramp in front garden.

Applicant: Mr & Mrs Liffen

Site Visit Date: N/A

Submitted Documents/Plans

Application Form;
Site Location Plan (received on 15.05.24); and
Drawing No. PAR44-PP-B – Elevations and Section and Front Layout Plans and Floor Plan and Block Plans – Existing and Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20120916	Application for Lawful Development Certificate for the proposed erection of a single storey rear extension to form an enlarged living room.	Certificate Granted	21.12.2012
19770162	Erection of a single storey extension at side to form garage	Permitted	19.04.1977

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 (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);
- SPG 4 - KCC Parking Standards (2006); and
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received

Neighbouring properties

Four surrounding properties were consulted, a site notice was displayed on 28.05.24 and no responses were received. The overall consultation period expired on 21.06.24.

Site Description

44 Parrock Avenue is a detached bungalow located to the north east of the highway. In this part of Parrock Avenue, the road slopes downwards towards the east.

Google Image



This application proposed the demolition of the existing garage, the erection of a single storey side and part rear extension with 3 rooflights, along with fenestration alterations and the installation of an access ramp in the front garden.

Proposed Development

The development would create a new front door and ramp access, a new bathroom, utility room and study.



The dimensions of the development, according to the plan measurements are as follows:

- Height (max – including roof lights) – 3.41m
- Depth – 10.93m
- Width – 2.86m (max)

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 details of the proposed ramp are limited.



In terms of design, it is desirable for extensions to compliment the style of the main property roof and for the eaves of the extension to respect the eaves line of the host dwelling to help ensure that the extension

would be sympathetic. Although the proposed development does not strictly adhere to these design principles, in this instance, the proposed extension would replace the existing flat roof garage, which is of a similar visual design to this current proposal. As such, these issues are not considered to result in any further harm to the character and appearance of the host dwelling or the street scene. It would be preferable for the front door to remain in a central position, however, it is noted that the new door will facilitate an access ramp, whilst ensuring any impact to the parking area within the frontage is limited.

The extension would be overall modest in scale and the proposed external materials would largely match the existing dwelling; which is desirable. In addition, the development would be set back from the front elevation.

Therefore, on balance, the proposal is acceptable and accords with Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2023).

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. The plans demonstrate the garden would have sufficient garden area and depth post development, in accordance with the RLG (2020). In terms of room sizes, the proposed new bathroom would comply with the guidance. Studies and utility rooms are not specified, however there is considered to be sufficient space, according to the plans. In addition, the new rooflights would provide light to the rooms. It is preferable for bathrooms to have a window, however this is not considered significant enough to refuse the application. Therefore, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Neighbouring Amenity

No neighbour responses were received as a result of the consultation carried out for the application.

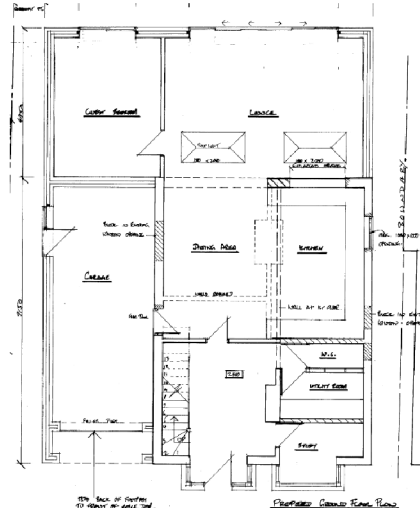
The proposed extension is single storey and, in situ, avoids detrimentally impacting neighbouring amenity in terms of causing a sense of enclosure, loss of privacy, loss of outlook or loss of light.

It is noted that there is an existing window in the side elevation of No.42 Parrock Avenue, however this serves a kitchen (according to the plans for the 20180710 application), which is a non-habitable room. Additionally, No.42 is on a higher land level than the application property, and the proposal would not be much different to the existing situation. Furthermore, at the time the aerial image was captured, the single storey rear element of 20180710 had not been constructed.

Aerial Image



20180710 GF Plan



In situ, the development would not detrimentally impact No. 46 Parrock Avenue.

Therefore, the proposal is considered to safeguard neighbouring amenity in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Highways and Parking

There are no highways or parking concerns that arise as a result of this proposal. The existing garage is substandard and the existing and proposed parking plans show that the parking situation would largely remain the same.

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.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 1 area, however, the proposal would be unlikely to be impacted by this constraint.

Contamination

The site lies within the Pine Avenue Historic Landfill Site Buffer Zone. As such, if permission were to be forthcoming, a watching brief condition could be applied to the decision notice.

Conclusion

The proposed development would be constructed using acceptable materials, 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 cause further harm to 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:	9th July 2024	Dated:	12 July 2024