



Delegated Report

Householder Planning Application

Planning Application No: 20240415

Location: 9 Glenrosa Gardens Gravesend Kent DA12 4PT

Description: Erection of a single storey ground floor side extension.

Applicant: Mr and Mrs C. Fuller

Site Visit Date: 22.05.24

Submitted Documents/Plans

Application Form;
Drawing No. 1000 – OS Plan;
Drawing No. 1001 – Block Plan - Existing;
Drawing No. 1101 – Block Plan - Proposed;
Drawing No. 1010 – Ground Floor Plan - Existing;
Drawing No. 1013 – Roof Plan - Existing;
Drawing No. 1113 – Roof Plan - Proposed;
Drawing No. 1020 – Section AA - Existing;
Drawing No. 1120 – Section AA - Proposed;
Drawing No. 1030 – North Elevation - Existing;
Drawing No. 1130 – North Elevation - Proposed;
Drawing No. 1031 – South Elevation - Existing;
Drawing No. 1131 – South Elevation - Proposed;
Drawing No. 1032 – East Elevation - Existing;
Drawing No. 1132 – East Elevation - Proposed;
Drawing No. 1033 – West Elevation - Existing;
Drawing No. 1133 – West Elevation - Proposed; and
Drawing No. 1110 – Ground Floor Plan- Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240278	Application for a Lawful Development Certificate for the proposed erection of a single storey ground floor side extension.	Certificate Refused	09.05.2024
19850014	Erection of single storey extension at the rear to form dining room and enlarged lounge	Permitted	25.02.1985

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

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); and
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received

Shorne Parish Council

The Parish Council has no objection in principle to this proposal for a relatively small, additional flat roofed extension on the south side, to provide a bathroom and allow internal configuration changes. The application is effectively a resubmission of the same designs as a full planning application after refusal of ref 20240278, which did not meet LDC criteria.

The property is a single-storey dwelling at the far end (south, on east side) of Glenrosa Gardens, bordering on current arable fields. The entrance door is on the north side. The property has already had a flat-roofed extension on the east side and this proposal seeks to have the same roof design as the existing extension however the roofs of both are higher than the original eaves. This present proposal may need to be redesigned.

Neighbouring properties

5 surrounding properties were consulted, a site notice was displayed on 22.05.24 and no responses were received. The overall consultation period expired on 14.06.24.

Site Description

9 Glenrosa Gardens is a detached bungalow located at the southern end of the cul-de-sac.



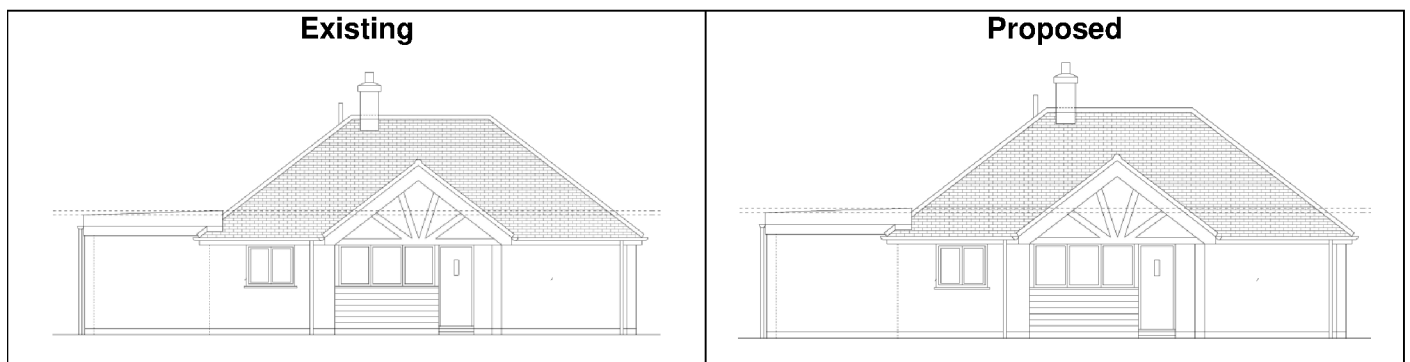
This application proposes the erection of a single storey ground floor side extension.

Proposed Development

The development would create space for internal layout changes to incorporate a new utility and shower room, a new dressing room and an ensuite.

The extension would have the following dimensions:

- Height 3.00m
- Depth 3.60m
- Width 2.59m





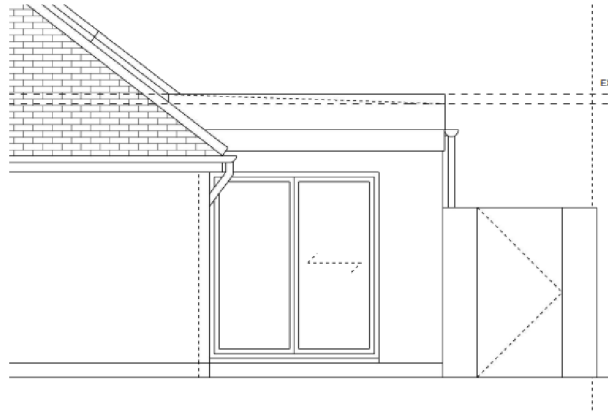
Officer's Analysis

Design, Character and Appearance

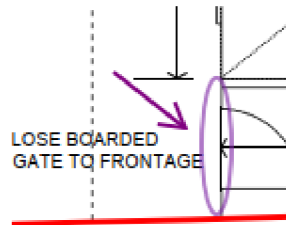
Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving 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.*

In terms of design, it is not generally typical for properties in the area to incorporate sliding doors in the front elevation. However the property is located at the end of the cul-de-sac which will largely hide it from view. It is also noted that the eaves of the extension would exceed the existing eaves of the dwellinghouse. Generally, it is preferable for new additions to respect the eaves line of the host dwelling to help ensure that the extension would be sympathetic. In the case of this application, the incongruous appearance of the extension roof is exacerbated by the roof density:



Although this design is not ideal, it is not considered to be significant enough to refuse the application. The extension overall would be modest in scale and the proposed external materials would match the existing dwelling; which is desirable. In addition, the development would be set back from the front elevation and, in situ, is not considered to be detrimental to the character and appearance of the surrounding area. It is noted that this proposal incorporates a small section of close boarded fence and gate (1.80m high) to the side of the proposed extension:



There is an existing high wall in place, and as such, this is not considered to pose an issue.

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 ensuite would comply with the guidance. Dressing rooms, utility with shower rooms are not specified, however there is considered to be sufficient space, according to the plans. 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. 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.

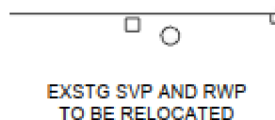
Any Other Material Planning Considerations

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

SVP

The plans include the following annotation:



The installation, alteration, or replacement of a chimney, flue or soil and vent pipe is covered under Class G and the relocation of the SVP would need to adhere to Class G in order to comply with permitted development rights.

Bird and Bat Boxes

The bird and bat boxes are considered beneficial, however it should be ensured that the installation complies with the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Solar Panels

The plans show that the existing solar panels would need to be altered to create space for the extension. These requirements are set out under Part 14 of the rules on permitted development in Schedule 2 to the Order and any alterations would need to comply.

Conclusion

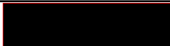
The proposed single storey side extension would be constructed using acceptable materials, which can be secured by condition. In addition, it is overall subservient to the existing dwelling. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours and would not detrimentally impact 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:	26th June 2024	Dated:	27 June 2024