



Delegated Report

Householder Planning Application

Planning Application No: 20211521

Location: 7 Elwill Way Istead Rise Gravesend Kent

Description: Extension of existing single storey rear extension, replacement of the store windows with brickwork and new pitched roof to porch.

Applicant: Mr Teasdale

Site Visit Date: 29 June 2021

Submitted Documents/Plans

Householder Planning Application form;
Drawing no. SM332.1 Existing block and location plans and elevations and layouts; and
Drawing no. SM332.2 Proposed block plan and elevations and layouts.

Relevant Planning History

<u>Application No.</u>	<u>Description</u>	<u>Status</u>	<u>Decision</u>
20210566	Erection of a single storey rear extension and extension of existing front/rear flat roof dormer.	Refused	30.06.2021
20210940	Erection of a single storey rear extension and alterations to the roof incorporating extensions to the existing front and rear dormers.	Permitted	21.09.2021
20211528	Application for a Lawful Development Certificate in respect of a replacement of the rear dormer, hip to gable roof conversion, conversion of the additional roof space to form habitable rooms and formation of new hardstanding in the front garden.	Pending consideration	

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P5 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- TC7 – Other Archaeological Sites

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places
- 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide SPD (2021)

Other documents

- Nationally Described Space Standard 2015
- Gravesham Landscape Character Assessment May 2009

Consultations, Publicity and Representations

KCC Heritage

No comments.

Neighbouring properties

The application was publicised to seven neighbouring properties by letter. No representations have been received.

Officer's Analysis

Planning permission (20210940) was granted for the erection of a single storey rear extension and alterations to the roof incorporating extensions to the existing front and rear dormers at the application site in September 2021. This followed the refusal of a similar but larger proposal earlier in the year (20210566).

The current application has been submitted with a second application (20211528) for a Lawful Development Certificate in respect of a replacement of the rear dormer, hip to gable roof conversion, conversion of the additional roof space to form habitable rooms and formation of new hardstanding in the front garden. The LDC application is likely to be granted, as the proposed development would meet the relevant requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

It is noted that the proposed developments shown in the current application and in application 20211528 could not be built at the same time. The following images show that the raised eaves of the rear extension would impinge upon the bottom of the proposed dormer;

20211528 LDC proposed rear elevation



Current application proposed rear elevation



If both developments are proposed to be constructed, then planning permission would be likely to be required for the resulting development. This issue can be brought to the attention of the applicant by way of an informative on any planning permission granted.

Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. In this context it is considered that the starting point for assessing the appropriateness of built development in design terms, will be to consider how the proposal relates to the existing building and those in the surrounding area.

The application site is located in the Istead Arable Farmlands Landscape Character Area (LCA) and as such, Policy CS12 of the Local Plan Core Strategy is relevant. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment will be taken into account in determining applications. In relation to the Istead Arable Farmlands LCA, this document states that the overall condition of the landscape is poor and that it has moderate sensitivity. It recommends that the distinctive features and patterns of the landscape should be restored and that landscape elements that support landscape character should be created.

The proposed rear extension would be located at the back of the building; would not add significant size or bulk to the property; and would not be widely visible from public vantage points. It would also be within the confines of an existing residential garden. As such, there would be no detriment to landscape character. Furthermore the design of the proposed extension would be broadly in keeping with the original building and the external facing materials would match those existing.

The proposed porch roof would not add significant bulk to the building and the materials and design would match with the existing building.

Overall it is considered that the proposed development would be appropriately designed, not be detrimental to the character or appearance of the surrounding area and would be in line with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (September 2014) and the Householder Extensions/Alterations Design Guide SPD (2021).

Amenity of Future Occupiers

The proposed development would improve the living conditions for future occupiers and sufficient garden space would be retained to comply with the Borough Council's Residential Layout Guidelines. As such, the proposal would not harm the amenity of future occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy September 2014.

Neighbouring Amenity

The closest neighbouring properties to the application site are no. 5 Elwill Way (located to the east) and no.

9 Elwill Way (located to the west). Nos. 6, 8 and 10 are located to the north (across the roadway). No. 68 Castlefields is located to the south (across a rear accessway).

The proposed development would alter the existing fenestration of, and introduce new openings into, the application property. The existing obscure glazed windows in side elevation of the existing side extension that faces no. 9 Elwill Way, would be reduced to high level windows only, which would reduce any adverse overlooking impacts associated with them.

A kitchen window in the side elevation of the application property faces an existing obscure glazed window in the side elevation of no. 9 Elwill Way, with no boundary treatment between. As a result of the proposed development the kitchen would be turned into a bathroom, which would require an obscure glazed window. Again reducing any adverse overlooking impacts between the properties.

New ground floor windows in the proposed rear extension would face no. 68 Castlefields but due to the screening provided by existing boundary treatments and there being a difference in levels (no. 68 Castlefields in on much lower ground), there would be no adverse overlooking impacts to the occupiers of no. 68 Castlefields.

Due to the existing rear extensions at nos. 5 and 9 Elwill Way; to the separation between the buildings and due to their orientation; it is considered that there would be no adverse overshadowing or overbearing impacts to any surrounding residential occupiers.

Overall it is considered that the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Parking and Highways

The proposed development would increase the size of two existing bedrooms in the roof space and would not affect the existing parking arrangements at the application site. As such, there would be no adverse highway safety impacts and the proposed development would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P5 of the Gravesham Local Plan First Review November 1994.

Any Other Material Planning Considerations

The application site is located in an area of multi-period archaeological potential and within Groundwater Source Protection Zone 3 but due to the limited amount of groundworks, it is unlikely that the proposal would have a significant adverse groundwater or archaeological impact. It is noted that KCC Heritage have not raised an objection. As such, the proposal would be in line with Policies CS18 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

Suggested conditions

Time Limit

Development in accordance with the approved plans

Materials to match existing

Obscure glazing to bathroom window

Conclusion & Recommendation

The proposed development would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
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Signed:	K Joyce	Signed:	
Dated:	3rd February 2022	Dated:	04 February 2022

Gravesham Borough Council