



Delegated Report

Householder Planning Application

Planning Application No: 20231265

Location: 42 Milton Hall Road Gravesend Kent DA12 1QW

Description: Demolition of external store and coal bunker; erection of a single storey rear extension with roof light to form downstairs bathroom and relocated kitchen with dining area. Alterations to fenestration. A retaining wall to be installed in the rear garden to provide a relocated patio area.

Applicant: Mr Geoffrey Bains

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 06/12/2023;
Site Location Plan - received 08/12/2023;
Drawing Number MEOB-MHR-BP-001 (Block Plans – Existing and Proposed);
Drawing Number MEOB-FLP-001 (Floor Plans – Existing);
Drawing Number MEOB-MHR-ELE-001(Elevations – Existing);
Drawing Number MEOB-MHR-ELE-002 Rev A (Elevations – Proposed); and
Drawing Number MEOB-MHR-FLP-002 Rev B (Revised Floor Plans – Proposed).

~~SUPERSEDED – Drawing Number MEOB-MHR-FLP-002 (Floor Plans – Proposed).~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20230787	Single storey rear extension with a depth of 3.50 metres, maximum height of 3.70 metres and eaves height of 2.50 metres.	Refused	18.08.2023
19880299	Erection of single storey front extension to form front porch and enlarged garage.	Permitted	27.06.1988
19480207	Erection of a pair of semi-detached houses	Permitted	07.10.1948

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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);
- Householder Extensions/Alterations Design Guide (2021); and

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comment received

Neighbouring properties

Four surrounding properties were consulted and no representations were received. The consultation period ended on the 5th January 2024.

Officer's Analysis

Design, Character and Appearance

42 Milton Hall Road is a two-storey semi-detached property located to the Eastern side of the highway. The property is soft landscaped with hardstanding for off road parking to the frontage and also benefits a garage to the side of the property. There are 2 no brick-built outbuildings to the rear elevation which the proposal looks to demolish.

The application proposes the demolition of the external store and coal bunker to the rear elevation and the erection of a single storey rear extension with roof light and alterations to fenestration. A retaining wall is proposed to the rear garden to provide a relocated patio area.

The proposed rear extension will have a shallow pitch roof at a maximum height of 2.85m and an eaves height of 2.3m, will extend beyond the rear wall by 3.45m and have a maximum width of 7.55m.

The proposal will create space for a larger kitchen and dining area and a downstairs bathroom. There will be patio doors, a rooflight and a window to the rear elevation. The existing external door will be replaced with an obscure glazed window to serve the newly created bathroom. This should be obscure glazed to Pilkington level 3 or above and will be condition to be so.

It will be finished with a pebble dashed render brickwork and aluminium windows and doors to match the existing dwelling.

The application also proposes a retaining wall to the rear garden to provide a new patio area. The proposed wall will be 0.84m in height and constructed using sandfaced London brick to match that of existing walls and neighbouring properties.

The development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application 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

Gravesham's RLG states that the garden space for a property with three bedrooms should have a minimum depth of 10m from the rear elevation and a minimum useable area of 60m squared.

Post development, the garden has a useable area of 164 sqm and a remaining depth of 27.5m and is therefore within the recommended guidelines.

As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Neighbouring Amenity

The application proposes the replacement of the existing external door to the flank elevation with a window serving the newly formed bathroom. The proposed window does not serve a habitable room and will be obscure glazed. Therefore, the proposed window will not detrimentally affect neighbouring properties in terms of overlooking or privacy.

Furthermore, due to the modest height of the proposed extension and retaining wall, the development will not have any detrimental impact on this property in terms of loss of light, outlook or sense of enclosure.

Overall, the development is not considered to have any detrimental impact on the amenity of neighbouring properties and is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The proposal is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. The development will safeguard the amenity of future occupiers and will have not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Miss Faye Hobbs
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Signed:	<i>N Goodbody</i>	Signed:	
Dated:	17 th January 2024	Dated:	23 January 2024