



Delegated Report

Householder Planning Application

Planning Application No: 20240062

Location: 27 Upper Avenue Istead Rise Gravesend Kent

Description: Erection of a single storey rear/side extension and changes to fenestration.

Applicant: Mr And Mrs S Farrington

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Site Location Map
- Drawing No: 2210/01/BP (Existing/Proposed Block Plans)
- Drawing No: 2210/01 (Existing/Proposed Plans and Elevations)

Relevant Planning History

Reference	Description	Decision	Decision Date
20221229	Erection of single storey rear and side extension	Permitted	20.02.2023
20120637	Application for non-material amendment to planning permission reference number 20110289 for construction of tiled pitched roof with two rooflights on single storey rear extension instead of a zinc roof.	Approval of non-material amendment	15.08.2012
20110289	Erection of part two storey part single storey rear extension to form kitchen/dining room at ground floor level with bedroom, shower room/wc and enlarged bathroom/wc at first floor level.	Permitted	25.05.2011
19480940	The erection of a dwelling house.	Permitted	29.06.1949

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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed and Beautiful Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of letters to 10 surrounding properties. The consultation period expired on 04.03.2024 and no comments were received.

Analysis

Background

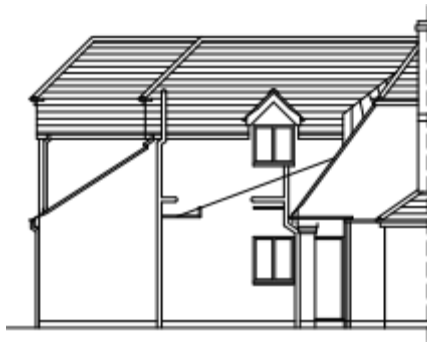
The proposal is a resubmission of 20221229 which is an extant permission for the Erection of a single storey rear and side extension.

Existing



Proposed

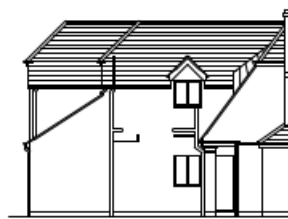




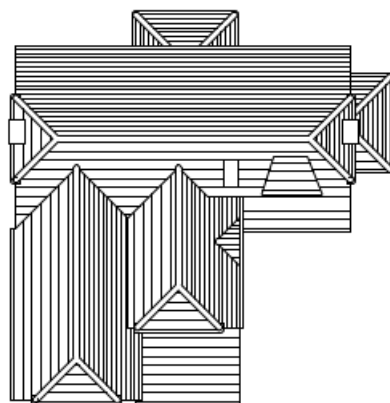
Proposal

The proposal seeks permission for the erection of a single storey rear/side extension and changes to fenestration.

Existing



Existing East Elevation



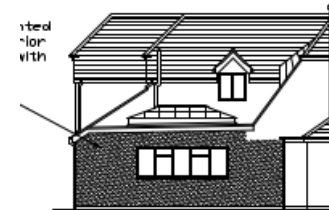
Existing Roof Plan

Proposed

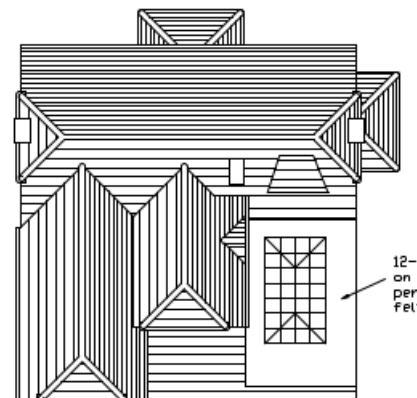


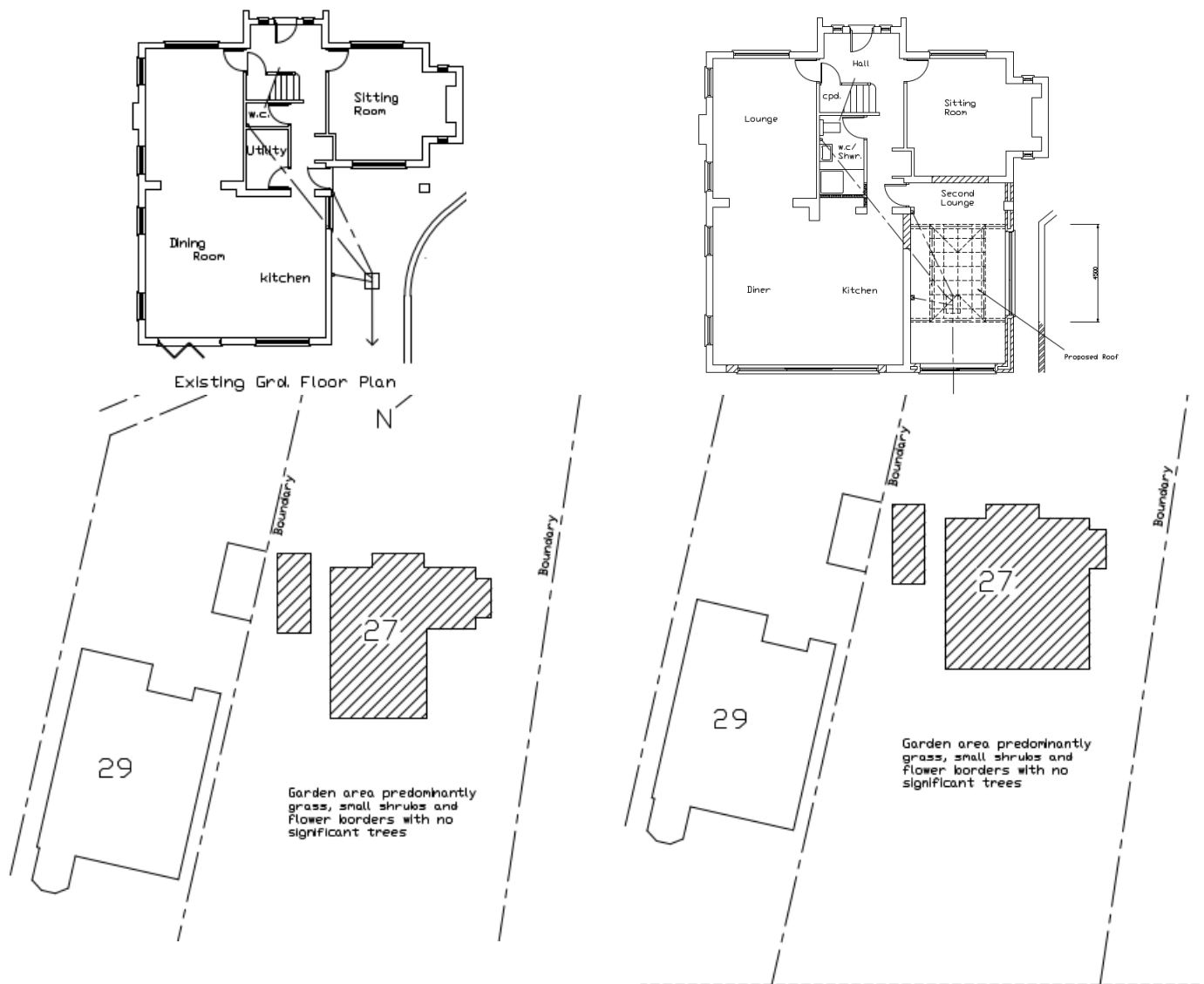
South Elevation

App. 1150 5000 2700 650 3680 approx. 900



East Elevation





Character and Appearance

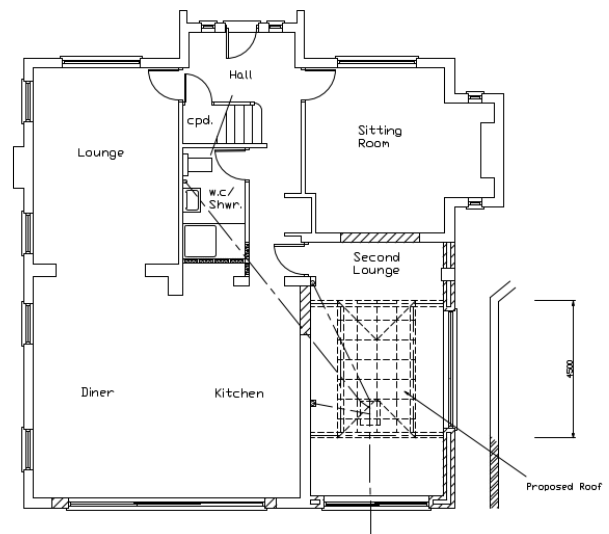
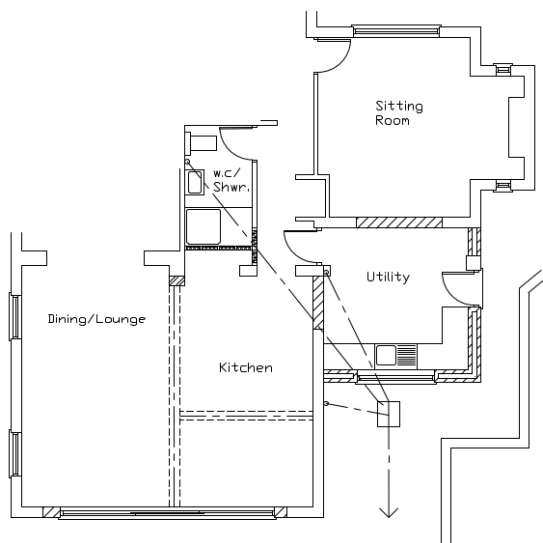
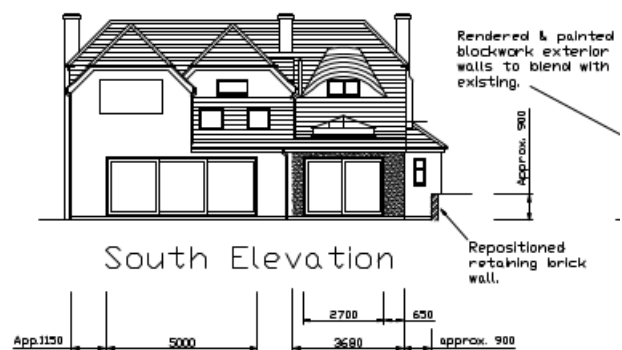
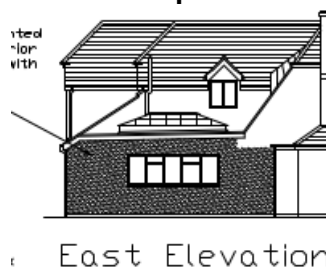
The application property is a detached dwelling situated on a generous plot in Upper Avenue Istead Rise. Istead Rise is a small rural settlement which is inset from the greenbelt and is part of the Istead arable farms landscape character area.

The existing area is residential in character with building of varied form, layout and design. The existing dwellinghouse has an 'L' Shaped footprint and, the proposed single storey extension would infill the space and essentially square the shape of the building. This would not be uncharacteristic for the varied area.

Permitted under 20221229



Current Proposal



It is also noted that the single storey rear extension would not be visible from the street and so would have a limited impact on the street scene and character of the area. The proposed extension is marginally larger than what was permitted under 20221229 and is of an appropriate scale.

The proposed building would be subservient in scale, assimilate well with the residential character of the area and would use matching materials to the main dwellinghouse as reserved by condition.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and SPD4 – Householder Alterations and Extensions Guidance (2021) in terms of design, character and appearance.

Amenity of Future Occupiers

The new extension would be used as a secondary living area. The subsequent garden space also meets the required minimum space standards as per SPG2 - Residential layout guidelines (2020). The proposal

therefore safeguards neighbouring amenity.

Neighbouring Amenity



25 Upper Avenue

This neighbour is located to the northeast. The existing dwellinghouse is 4.15m from the shared boundary. The proposed extension would be at least 4.7m from the shared boundary. The single storey addition would not overbear on this neighbour in terms of scale given the minor scale footprint, height and sufficient distance from the boundary. This dwellinghouse is also set further back than this neighbour's dwellinghouse, given that the road to the front of the building's curves. The extension would also be obscured from this neighbour's perspective by the boundary fencing and planting. As such there are no concerns regarding direct, overbearing overlook.

29 Upper Avenue

This neighbour is located to the southwest. The proposed extension would be single storey and located beyond the existing two storey bulk of the dwellinghouse from this neighbour's perspective. And so, it would not be visible from this neighbour's perspective and would not overlook this neighbour's plot. No concerns are raised with regard to impact of this neighbour's amenity.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Parking and Highways

Any Other Material Planning Considerations

The application site is located within the Istead Arable Farmlands Landscape Character Area. This area is characterised by gently undulating topography with open arable fields, the Istead Rise modern housing development and clusters of properties and farmsteads.

Policy CS12 of the Gravesham Core Strategy 2014 seeks to protect the green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that the proposed extension, due to the site's location within the rural settlement, will not detrimentally impact on the landscape.

Conclusion & Recommendation

The proposed development complies with all relevant national and local planning policies. The recommendation is to approve.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	28.03.2024	Dated:	02 April 2024