

Delegated Report

Householder Planning Application

Planning Application No: 20231148

Location: 101 Kings Drive Gravesend Kent DA12 5BQ

Description: Erection of a flat-roofed single-storey rear extension with two roof lanterns to accommodate an extended dining room and bedroom/study.

Applicant: Mr & Mrs D Blackman

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

- Application Form
- Site Location Map
- Drawing 546/01 (Site Location Map)
- Drawing 546/02 (Existing Site Plan)
- Drawing 546/PL01 (Proposed Site Plan)
- Drawing 546/03 (Existing Plans)
- Drawing 546/04 (Existing Elevations and Section)
- Drawing 546/PL02 (Proposed Plans)
- Drawing 546/PL04 (Proposed Sections)
- Drawing 546/PL03 (Proposed Elevations)

Supplementary Information

- Design and Access Statement

Relevant Planning History

No relevant planning history.

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

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)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

GBC – Highways Officer

No highway objections there is enough car parking to comply with vehicle parking standards.

Neighbouring properties

The application was advertised by way of letters to 8 surrounding properties. The consultation period expired on 8th December 2023 and one objection was received.

A summary of the comments is provided below:

- Concerns about the close proximity of the extension to the boundary
- No dimensions on the plans
- Will a new soakaway be provided and where?
- Will footings encroach?
- Concerns about lack of access to side of property.

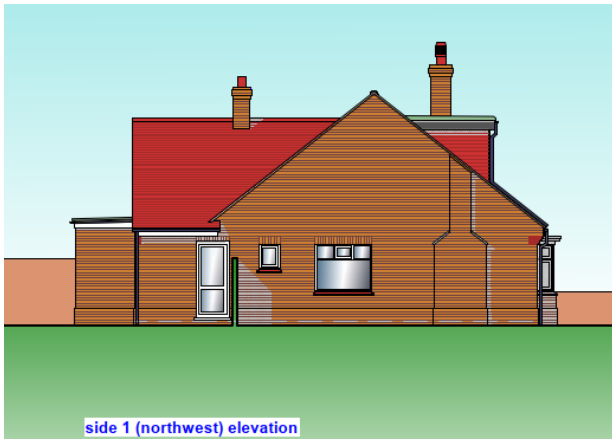
The above comments have been noted. However these are not material planning considerations and cannot form part of the decision making process. An extension can, in principle, be constructed up to the boundary and although no dimensions are shown on the plans, they are to scale. Any concerns relating to soakaways maybe considered under building regulations which is independent of the Local Planning Authority, or these may constitute a civil matter. An informative regarding building regulations and the Party Wall Act will be provided should permission be forthcoming.

Analysis

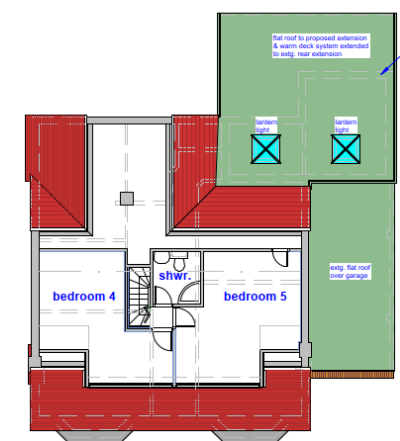
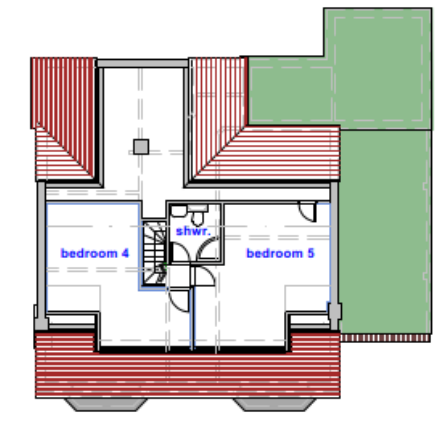
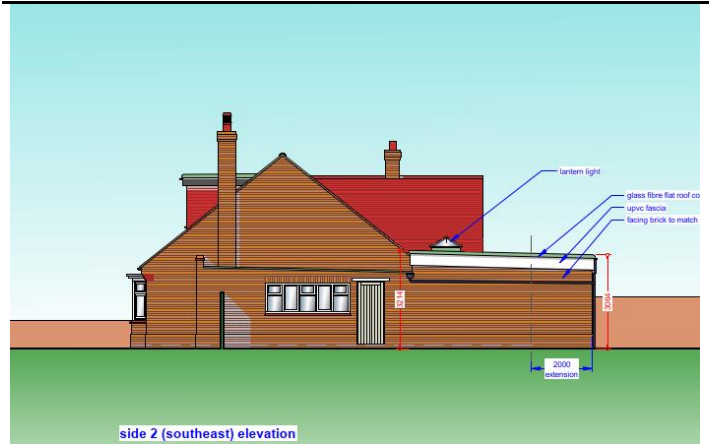
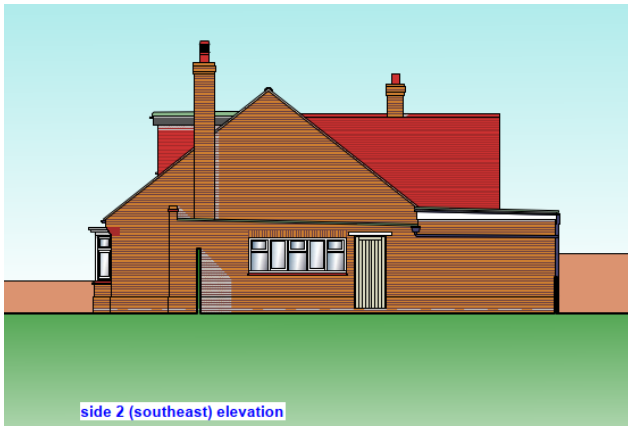
Proposal

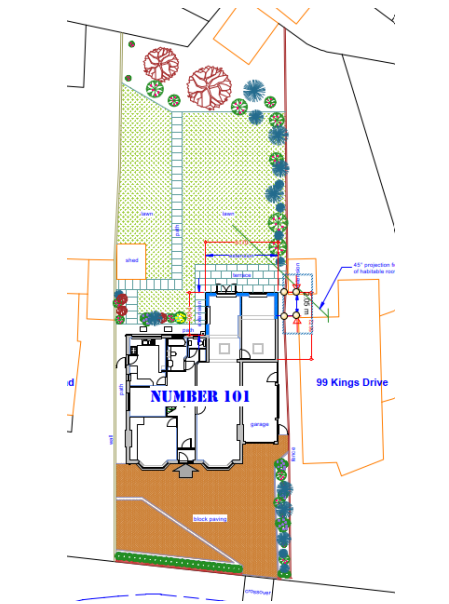
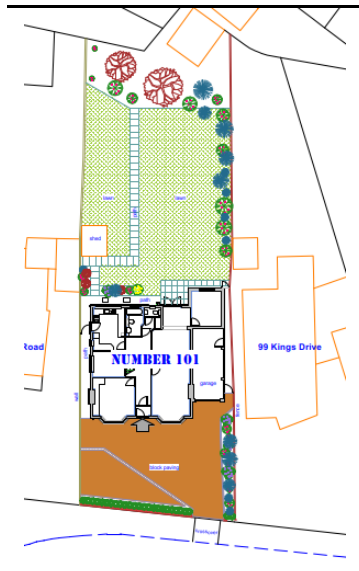
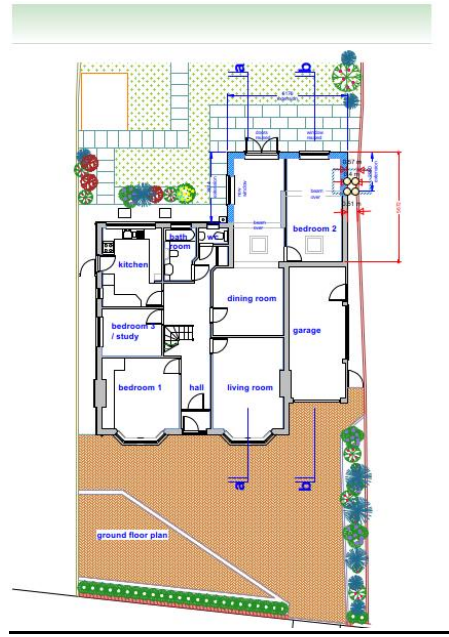
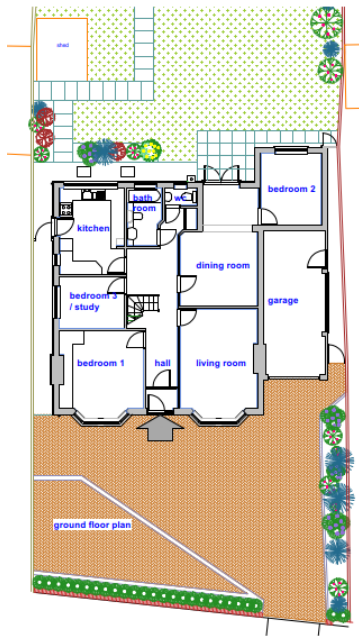
The proposal seeks the erection of a flat-roofed single-storey rear extension with two roof lanterns to accommodate an extended dining room and bedroom.

Existing



Proposed





Character and Appearance

The application site is a detached bungalow which has been previously extended by way of a side garage and a number of smaller rear extensions. There are no planning records for these extensions.

The proposal seeks an incremental increase to the existing single storey extensions as a means of extending an existing dining room and bedroom. The extension will also have two roof lights inserted to serve the bedroom and dining room.

The extensions due to their siting will not have an impact on the wider streetscene as they are not visible from a public vantage point. Rear extensions are a common addition in the area and so this is not deemed to be an out of character addition.



It is noted that one of the extensions is a further extension to an existing side storey side extension for which the front part appears to be in use as a garage/storage area. This element of the extension is in close proximity to the common boundary shared with 99 Kings Drive, however it is set sited approximately 40cm at its closest point and so there are no concerns relating to encroachment.

In terms of design the extensions will be constructed using materials to match and will retain the existing flat roof form. The scale of the extensions is minimal and they are not deemed to be overbearing to the host dwelling. The extensions are considered compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPD2 – Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers

Post development there will be sufficient amenity space for the occupants of the dwelling and the extension to bedroom two will increase the footprint of the room to approximately 14.93sqm which is compliant with the Council's Technical standards.

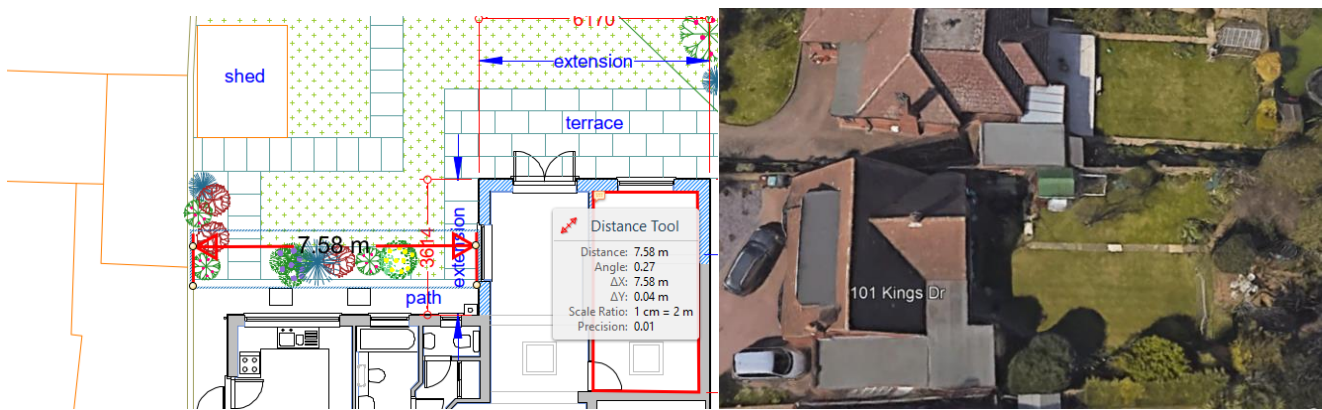
The bedroom will be served by a roof light and a window in the rear elevation and so there is adequate outlook and lighting to this room. The other part of the extension will increase the footprint of the existing dining room.

The proposal safeguards the amenity of future occupiers and is therefore compliant with CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines 2020.

Neighbouring Amenity

The proposed extensions are situated near the common boundary shared with 99 Kings Drive, however due to their scale and the path of the sun there will not be any loss of light or outlook to this property. In terms of privacy the proposal does not have any windows proposed in the flank elevation which will look directly towards No.99 and so privacy is adequately protected.

The extensions will not harm the light or outlook levels received to No.103 Kings Drive due to the distance from the common boundary. It is noted however that there is a window in the flank elevation which faces in the direction of No.103. The neighbouring property has an extension situated on the common boundary which provides screening for No 103 and so there are no concerns that there will be any loss of privacy to the neighbouring property.



In order to further protect neighbouring amenities a condition will be imposed which will ensure no further window or door openings other than the ones permitted are created in the flank elevations of the extensions.

The proposal adequately safeguards the amenities of neighbouring occupiers and complies with CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines 2020.

Parking and Highways

The proposal will not increase the number of bedrooms and so the parking requirements will remain the same. There is adequate off road parking and a garage to serve the needs of the development.

Conclusion & Recommendation

The application has been fully considered and permission is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	04.01.2024	Dated:	05 January 2024