



Delegated Report

Householder Planning Application

Planning Application No: 20231167

Location: 56 Livingstone Road Gravesend Kent DA12 5DZ

Description: Erection of a single storey side extension with construction of patios with steps up to garden.

Applicant: Mr Svetoslav Krastev

Site Visit Date: 01 November 2023

Submitted Documents/Plans

Householder Application for Planning Permission form;
Drawing no. 001 Rev. C Red line site boundary plan;
Drawing no. 002 Rev. C Existing block plan;
Drawing no. 003 Rev. C Existing ground and first floor layouts;
Drawing no. 004 Rev. C Existing loft and roof plans;
Drawing no. 005 Rev. C Existing elevations;
Drawing no. 005 Rev. C Existing sections;
Drawing no. 020 Rev. A Proposed block plan;
Drawing no. 021 Rev. A Proposed ground and first floor layouts;
Drawing no. 025 Rev. A Proposed elevations; and
Drawing no. 026 Rev. A Proposed sections.

Superseded Documents/Plans

~~Drawing no. 020 Proposed block plan;~~
~~Drawing no. 021 Proposed ground and first floor layouts;~~
~~Drawing no. 025 Proposed elevations; and~~
~~Drawing no. 026 Proposed sections.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20230923	Application for a Proposed Lawful Development Certificate in respect of the proposed erection of single storey rear extension and detached garage.	Granted	16.11.2023

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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC7 – Other Archaeological Sites

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)
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Neighbouring properties

The application was publicised by a site notice and to six neighbouring properties by letter. No representations have been received. The overall consultation period expired on 29 December 2023.

Officer's Analysis

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. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

In relation to side extensions, the Householder Extensions/Alterations Design Guide (2021) sets out that care is needed when considering the relationship between the proposal and the boundary with the neighbouring property, as the separation between properties can provide access routes to the rear of the property and in some locations be part of the character of the area. In addition, side extensions should appear subservient to the original building; be no greater than half the width of the original building; incorporate roof designs to reflect the main roof; and window designs and proportions to reflect those existing and local character.

The proposed extension would be the full depth of the dwelling and would have a height of three metres and a width of between 2.1 to 3.9 metres (because it widens towards the rear), with a flat roof. Due to the sloping nature of the garden, both proposed patios would be formed by excavations and surrounded by retaining walls of 0.6 metres height.

The proposed extension would appear subservient to the existing building and as the existing dwelling has a width of 8.1 metres, it would have a width of less than half of the original. The proposed external facing materials would match with the existing building but the proposed roof design and fenestration would not. Furthermore, the extension would result in the loss of an external access route to the rear of the dwelling.

It is noted that the proposed window would not be widely visible, that the flat roof would reduce the bulk of the extension and that the rear garden is accessible via a rear alleyway. In addition, the narrowness of the extension at the front and the location and orientation of the adjacent property, would mean that there would be no detriment to the visual amenities of the street scene.

Lastly, if there were not significant groundworks associated with this proposal, then the extension would meet the requirements of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and be permitted development. In light of this and despite a number of departures from the Householder Extensions/Alterations Design Guide (2021), it is considered that the proposed side extension would not be significantly out of character with the existing building.

Overall, the proposed development would be appropriate in terms of design and would not have an adverse impact on the character or appearance of existing building or the surrounding area. Therefore, the proposal would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Amenity of Future Occupiers

In order to prevent a loss of privacy for future occupiers, any proposed bathroom/w.c./en-suite windows should be conditioned to be permanently obscure glazed.

The proposed development would improve the living conditions for future occupiers and sufficient rear garden area would be retained. There would be no impact on the existing garden depth. As such, the proposal would not be detrimental to 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 residential properties to the application site are nos. 54 and 58 Livingstone Road (located to the west and east respectively). Nos. 10 to 14 Mungo Park Road are located to the south and nos. 34 and 36 Livingstone Road are located to the north across the roadway.

The proposed development would introduce a new window and two doors to the application property, which would face the front and rear. It is noted that no. 54 Livingstone Road has a rear outbuilding with a window that directly overlooks the application site. However due to the privacy distances (27 metres to no. 14 Mungo Park Road and 37 metres to no. 36 Livingstone Road) and because the rear window would be obscure glazed, then there would be no adverse overlooking impacts to any of the occupiers of the surrounding dwellings.

Due to the design of the proposed development, to the difference in levels and to the layout and orientation of the surrounding properties, there would be no adverse overshadowing or overbearing impacts to the occupiers of the surrounding dwellings.

Overall, 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). No neighbour representations have been received.

Any Other Material Planning Considerations

The proposed layout for the ground floor of the application property could facilitate the creation of a separate unit of accommodation (for example, if the living room doors to the entrance hall, dining room or study were to be permanently sealed). Therefore, any planning permission granted should be conditioned to ensure that these doors remain permanently openable.

The application site is located within an area of multi-period archaeological potential, Groundwater Source Protection Zone 2 and a smoke control area. However, as the proposed development is within the confines of an existing residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to groundwater or archaeology. As such, the proposal would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

With regard to the smoke control area, advice regarding smokeless fuels/appliances can be given to the applicant in an informative attached to any planning permission granted.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials to match existing

Obscure glazing to en-suite/w.c. windows

Connecting door to be retained permanently

Conclusion & Recommendation

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

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	04 January 2024	Dated:	05 January 2024