

Delegated Report

Householder Planning Application

Planning Application No: 20230174

Location: 21 Read Way Gravesend Kent DA12 5TQ

Description: Erection of a single storey front extension.

Applicant: Mr Mendl

Site Visit Date: 13th March 2023

Submitted Documents/Plans

Application Form

19-21-GRA SLM – Site Location Map

19-21-GRA BP1 – Existing and Proposed Block Plan

19-21-GRA S1 02 – Existing and Proposed Floor Plans and Elevations

Relevant Planning History

No Relevant Planning History

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- SPG2 - 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

Consultees

Ward Councillors: No comments received.

Neighbouring properties

7no. surrounding properties were consulted and a site notice was also displayed. No comments were received from members of the public and the overall consultation period expired on 07/04/2023.

Officer's Analysis

Principle of Development

This application is located inside the Urban Boundary, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development.

However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers and Residential Amenity of neighbours.

Design, Character and Appearance

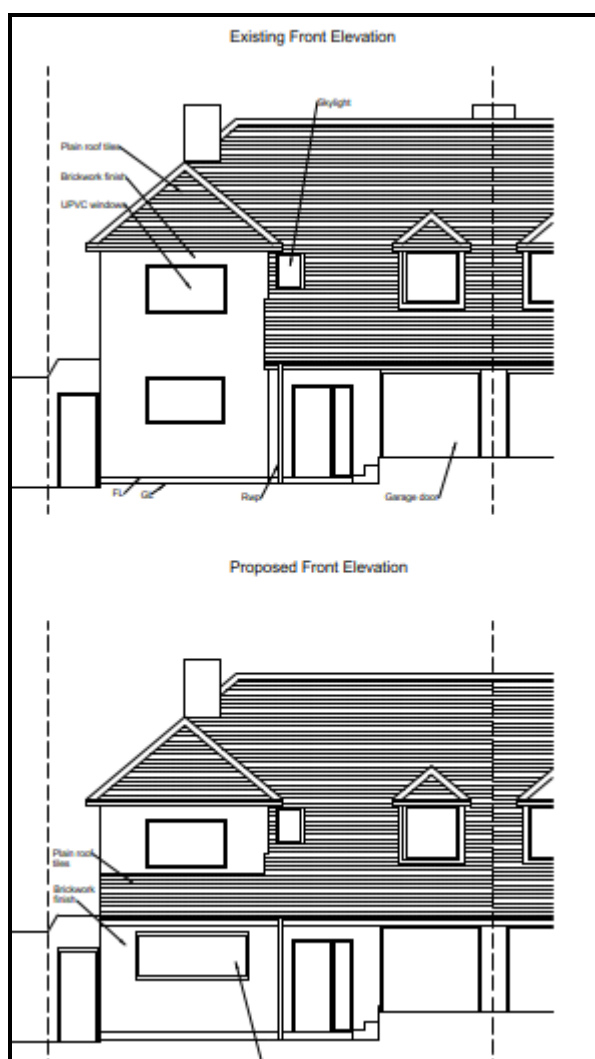
This application relates to a two-storey, semi-detached dwellinghouse in a residential area. A photograph of its front elevation is shown below for reference.



Whilst there is a similar aesthetic to the residential properties on the street there are undoubtedly variances in layout, design and appearance. It is also noted that those dwellinghouses on the eastern side of Read Way are set at a higher level than the road and those on the western side of Read Way, such as the subject dwellinghouse are set lower than the road and hold lesser prominence in the streetscene.

This proposal relates to the erection of a front extension. By its very nature, being a front facing addition it would have an impact on the character of the area. However, it would not be a large addition in terms of footprint, scale or bulk and it is noted that it would be single storey and would retain the existing eave line from the catslide front roof and would create a soft front pitch, ensuring a subservient appearance. It is noted also that whilst the extension would be front facing, it would not project beyond the existing frontmost elevation at single storey nor would it extend beyond the side extent of the buildings footprint.

Not to scale images of the existing and proposed front elevation for reference:



The proposed materials are brickwork and plain roof tiles. Given the front facing nature of the extension and to ensure a cohesive finish and appearance, a condition would be attached to ensure that the proposed materials match the existing dwellinghouse.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2021) in terms of design, character and appearance.

Amenity of Future Occupiers

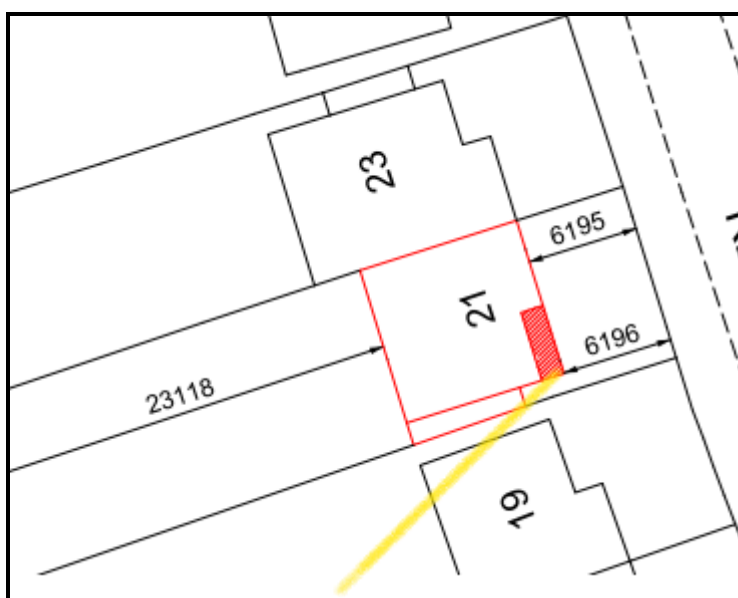
The proposed extension would result in an enlarged kitchen, with no alterations to any other rooms. It would in any case improve the size spacing for the existing kitchen and would not impact the rear garden depth.

The rooms meet the required minimum space standards and would continue to have adequate rear garden depth and area as per SPG2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020.

Neighbouring Amenity

This property has 2 immediately adjoining neighbours. The addition would not impact 23 Read Way given the scale, position and distance from this neighbour's property.

There is greater potential for impact to 19 Read Way. However, in terms of scale and bulk the addition would be minor and would not physically overbear or enclose these neighbours building. The below image shows a 45-degree line from the extension to show potential overshadowing. At single storey and in this position, it is clear that the addition would not result in any significant overshadowing of neighbouring windows (None of which are located in the 45-degree line shown in the image).



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

Conclusion & Recommendation

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

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

Case Officer:	Ms Lisa Williams	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	11th April 2023	Dated:	11 April 2023

