

# Delegated Report

## Householder Planning Application

---

**Planning Application No:** 20211175

**Location:** 22A Wrotham Road Gravesend Kent DA11 0PA

**Description:** Retrospective application for a single storey rear extension.

**Applicant:** Mr Devinder Harry

**Site Visit Date:** 13 January 2022

---

### Submitted Documents/Plans

Householder Planning Application form;  
Drawing no. DSH – 22 – 01 Rev. A Existing layout and elevations;  
Drawing no. DSH – 22 – 02 Rev. A Proposed layout and elevations;  
Drawing no. DSH – 22 – 03 Rev. A Red line site boundary plan, block plan and annotated photograph;  
and  
Email from the applicant dated 15 November 2021.

### Procedural issue

It is noted that the application drawings refer to the application site as no. 22 Wrotham Road but the application form refers to the application site as no. 22A Wrotham Road. The applicant has clarified that the application property was originally a single family dwelling but has been converted into two flats. This application relates to the ground floor flat which is known as no. 22A Wrotham Road. The first floor flat is known as 22B Wrotham Road. Both properties share the front and rear gardens at the application site.

### Relevant Planning History

| <u>Application No.</u> | <u>Description</u>                                                                      | <u>Status</u> | <u>Decision</u> |
|------------------------|-----------------------------------------------------------------------------------------|---------------|-----------------|
| 20080517               | Conversion of property into one, one bedroom and one, two bedroom self-contained flats. | Permitted     | 28.07.2008      |

It is noted that the application site is the subject of an ongoing enforcement investigation (reference 20/00040/EN) relating to the erection of a single storey rear extension. This application is an attempt to regularise the unauthorised development.

### Development Plan

#### Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS05 – Gravesend Town Centre Opportunity Area
- CS11 – Transport

- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Development & Design Principles
- CS20 – Heritage and the Historic Environment

#### Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on Highway Network
- P5 – Exceptions to Vehicle Parking Standards
- TC3 – Development Affecting Conservation Areas
- TC7 – Other Archaeological Sites

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)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places
- 16 – Conserving and enhancing the historic environment

#### Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide SPD (2021)

#### Other documents

- Nationally Described Space Standard 2015
- Upper Windmill Street Conservation Area Character Appraisal 2009

### **Consultations, Publicity and Representations**

#### GBC – Environmental Protection Team, Regulatory Services

Please add a smoke control informative.

#### GBC - Conservation Officer

The rear extension does not appear to be visible from any public highway and will not adversely impact on the conservation area. No adverse comments.

#### GBC - Highways Officer

The property is located in or adjacent to the town centre in both cases for Gravesham as Planning Authority and Kent County Council as Highway Authority maximum and not minimum parking standards are applied. So there is no objections on car parking.

In terms of cycle parking, the guidance generally only considers one or two bedroom flats and in both cases only one cycle space is required. This differs to houses where one cycle space is required per bedroom. Given this is a flat I would suggest an informative to suggest that there should be a secure cycle parking space given the extra bedroom above the adopted guidance.

### Neighbouring properties

The application was publicised by a site notice, press notice and to five neighbouring properties by letter. No representations have been received.

### **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.

Policy CS20 of the Gravesham Local Plan Core Strategy September 2014 places a high priority on the preservation, protection and enhancement of its heritage and historic environment. Saved Policy TC3 of the Gravesham Local Plan First Review November 1994 sets out that development within or affecting conservation areas will be carefully judged for its impact and will be expected to make a positive contribution to the conservation area. Saved Policy TC7 of the Gravesham Local Plan First Review November 1994 sets out that development on important archaeological sites will not normally be permitted and that satisfactory archaeological investigation and recording would be required in advance/during development on sites where permanent preservation of archaeological features is not warranted.

The application site is located within the Upper Windmill Street Conservation Area but the proposed development is located at the rear of the building and is not widely visible. The GBC Conservation Officer has not raised an objection to the proposal.

The general design of the extension would not be out of character with the existing building or its surroundings. The external facing materials are proposed to be brickwork to match existing and a flat roof (felt and shingle). It is noted that the extension has been constructed but has not been finished and at present, looks unsightly. Therefore in order to ensure that the works are visually appropriate in this conservation area location, any planning permission granted should have a condition which requires the details of the proposed external facing materials to be approved and for the extension to be completed.

The application site is located in an area of multi-period archaeological potential but as the works have already been completed and were relatively small scale, it is considered unlikely that they would have had any significant archaeological impact.

Overall it is considered that the proposed development would not detract from the character of the surrounding street scene, the conservation area or be detrimental to any archaeological remains. As such, the proposal would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies TC3 and TC7 of the Gravesham Local Plan First Review November 1994.

#### Amenity of Future Occupiers

It is noted that the front and rear gardens at the application site are shared by nos. 22A and 22B Wrotham Road. No. 22B is a two bedroom property and the application site has been increased from one bedroom to three bedrooms, as a result of the recent extension.

The proposed bedrooms are in line with the minimum floor space requirements set out in the Nationally Described Space Standard 2015 and provide a good standard of living for future occupiers.

The proposed development has reduced the available amenity space at the application site but as around 130 square metres of rear garden area, with a depth of 23 metres has been retained, the proposal is well in excess of the minimum amenity space requirements set out in the Borough Council's Adopted Residential

Layout Guidelines (RLG) for a residential property with three bedrooms (60 square metres with 10 metres depth). A one bedroom residential property should have a minimum of 37.2 square metres with 7.6 metres depth amenity space. Therefore overall, the occupiers of both flats have access to ample amenity space.

Overall, the proposed development would not be detrimental to the residential 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 neighbouring residential properties to the application site are nos. 21 and 23 Wrotham Road (adjoining to the north and south respectively) and nos. 37, 38 and 39 Brandon Street (located to the west).

The proposed extension has a significant depth (some 6 metres) but due to the design of the proposed roof (flat with a height of 3.1 metres) and the layout and orientation of the surrounding properties, there are no significant adverse overshadowing or overbearing impacts to the occupiers of surrounding dwellings.

The proposed extension has a window in the side elevation facing no. 23 Wrotham Road, which due to the raised floor height of the kitchen would cause adverse overlooking impacts, despite the existence of a 1.8 metre high boundary fence. As such, any planning permission granted should include a condition to require this window to be obscure glazed.

There are no windows in the side elevation facing no. 21 Wrotham Road and as such, there would be no adverse overlooking impacts to its occupiers. In order to ensure that there is no future adverse overlooking impact to either of the adjacent occupiers, any planning permission granted should include a condition to preclude the insertion of additional windows in the side elevations.

Due to the screening provided by boundary treatments and there being at least 38 metres privacy distance between the rear elevation of the application property and the rear elevations of nos. 37 to 39 Brandon Street, there are no adverse overlooking impacts to the occupiers of these properties.

As the proposal would provide a kitchen/living room, it would be appropriate to attach a condition to any planning permission granted to preclude any flue openings in order to ensure that there are no adverse odour or noise impacts to surrounding occupiers in future.

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).

#### Parking and Highways Impacts

The proposed development has resulted in an increase in the number of bedrooms at the application property from one to three. The application site has no off-street parking and Wrotham Road is subject to parking restrictions (double yellow lines), which means that no on-street parking is available either. As a town centre location, the occupiers of the application property have excellent access to public transport.

The GBC Highways Officer has not raised an objection to the proposal but seeks the provision of one bicycle parking space. The application site has a large rear garden and could easily accommodate bicycle parking, which can be required to be provided by planning condition.

Therefore it is considered that the proposed development would not be detrimental to highway safety and would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P5 of the Gravesham Local Plan First Review November 1994.

#### Any Other Material Planning Considerations

The application site is located within the Gravesend Town Centre Opportunity Area, where Policy CS05 of the Gravesham Local Plan Core Strategy (September 2014) sets out that the area will be the principal focus for town centre related economic and social activity in the Borough and that this will be achieved by (amongst other things) encouraging a mix of employment and residential uses. It also states that within the

area, the Borough Council will support the redevelopment of under-used sites where this makes more efficient use of the sites and improves townscape character.

The proposed development would result in a more efficient use of the application site (the property could accommodate more people), which would not be detrimental to townscape character (for the reasons set out above) and as such, the proposal would be in line with Policy CS05 of the Gravesham Local Plan Core Strategy (September 2014).

The application site is located within a smoke control area and advice regarding smokeless fuels/appliances can be given to the applicant in an informative attached to any planning permission granted.

#### Suggested Conditions

Development in accordance with the approved plans

Approval of external facing materials and extension to be completed within 6 months

Obscure glaze kitchen window in side elevation within 6 months

One bicycle parking space shall be provided within 6 months

No further openings (including flues) in side elevations

#### **Conclusion & Recommendation**

The proposed development complies with local and national planning policies and subject to the conditions set out above, planning permission can be granted.

(For detailed conditions and informatives, see draft Decision)

|                      |                                                                                     |                     |                                                                                       |
|----------------------|-------------------------------------------------------------------------------------|---------------------|---------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Mrs Kelly Joyce                                                                     | <b>Team Leader:</b> | Miss Faye Hobbs                                                                       |
| <b>Signed:</b>       |  | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 13th January 2022                                                                   | <b>Dated:</b>       | 13 January 2022                                                                       |