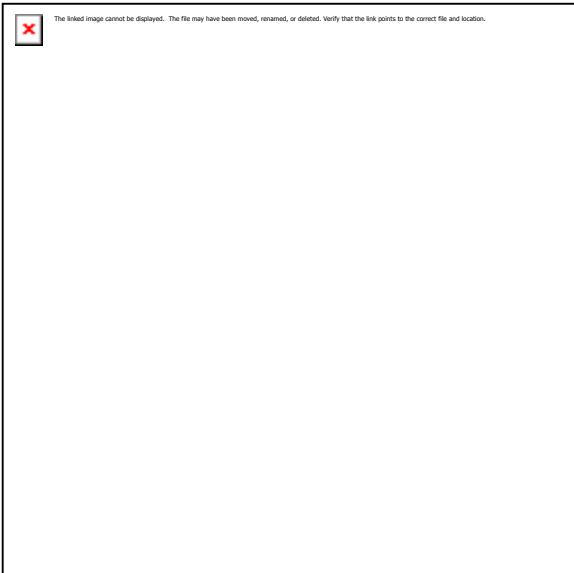




Delegated Report

Householder Planning Application

Planning Application No: 20220984

Location: 373 Wrotham Road Istead Rise Gravesend Kent

Description: Errection of single storey rear and side extension

Applicant: Mr Andy Harrison

Site Visit Date: 15th September 2022

Submitted Documents/Plans

- Application Form;
- Drawing No: 4 (Proposed Elevations)
- Drawing No: 3 (Proposed Block Plans and Floor Plans.)
- Drawing No: 2 (Existing Elevations)
- Drawing No: 1 (Existing Block Plan and Floor Plans)

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

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment

Consultations, Publicity and Representations

Neighbouring properties

The application was advertised by way of site notice and letters to 5 surrounding properties. The consultation period expired on 7th October 2022 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of a single storey wrap around extension which will wrap around the rear elevation and part way along the flank elevation.

The extension will project 4m from the rear elevation and span 7.2m across, it will be finished with a flat roof which will have an overall height of 2.6m. To the side the extension will project approx. 1.5m and span approx 5.6m across the flank elevation.

The extension will have two sets of windows and double doors in the rear elevation to allow for views and access into the rear garden, a further window in the flank elevation to serve a w/c and a window in the front elevation. There will also be two roof lanterns in the rear part of the extension which will serve the kitchen/dining area.

The proposal shows the extensions as being finished with cladding.

Character and Appearance

The application site is a semi detached house in use as a single family dwelling. The site is set back some distance from the highway and is positioned on higher ground with the front garden sloping downwards. To the front of the house there is currently off road parking with some gravel forming the surface.

The proposed site has not been previously extended and it should be noted that the current proposal will be set away from the common boundaries and so there are no concerns in relation to encroachment.

The proposed rear extension is fairly modest in size and is of an appropriate scale when considering the

dwelling it will serve. The extension is appropriately designed with a flat roof which isn't excessive in terms of height. The extension to the side will be set back approx 2.8m from the front elevation and doesn't harm the character or appearance of the dwelling. It is also worth noting that the adjoining part of the semi also has a rear extension in place and so this is not deemed out of character within the area.

The proposal shows the extensions as being finished using cladding, however the applicant has since agreed to finish the development using materials to match the host dwelling thus allowing for development which is compliant with SPD4 - Householder Extensions/Alterations Design Guide (2021).

The proposed extension is compliant with the requirements of SPD4 - Householder Extensions/Alterations Design Guide (2021) which requires extensions to be of an appropriate scale and design. The proposal also complies with the requirements of CS19 of the Local Plan Core Strategy 2014.

Amenity of Future Occupiers

Post development the garden will have a depth of some 20m and an area of over 100sqm which is compliant with the requirements of SPG2 Residential Layout Guidelines 2020 and so the proposal adequately safeguards the amenity of future occupiers.

Neighbouring Amenity

The proposal is not liable to impact light, outlook or privacy of the adjoining property known as 375 Wrotham Road as the extension is not of an excessive scale and in part due this property already having a rear extension in place. There is no harm in terms of privacy as there are no windows proposed in the flank elevation.

The proposal equally maintains the amenity in terms of light and outlook to No 371 Wrotham Road owing to the modest scale of the development. It should also be noted the extension will be set away from the common boundary by some 0.8m. There is however a window proposed in the flank elevation which will look towards this property and so a condition will be imposed to ensure this window is obscure glazed and top hung in perpetuity.

The proposal is compliant with the requirements of CS19 of Local Plan Core Strategy and SPG2 Residential Layout Guidelines 2020 which require developments to safeguard the amenity of neighbouring occupiers

Parking and Highways

The development will not impact any existing parking arrangements and so there are no concerns in this regard.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within the Istead Arable Farmlands Character Area, as set out in the Council's Landscape Character Assessment document.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that this development would not be detrimental to the Istead Arable Farmlands Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

The proposal has been fully considered and satisfies the requirements of CS19 of Local Plan Core Strategy 2014, SPG2 Residential Layout Guidelines 2020 and SPD4 - Householder Extensions/Alterations Design Guide (2021) and so permission is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	31 st October 2022	Dated:	31st October 2022