



Delegated Report

Householder Planning Application

Planning Application No: 20240118

Location: 14 Smarts Road Gravesend Kent DA12 5AQ

Description: Retention of a single storey rear extension.

Applicant: Mr Jagtar Sethi

Site Visit Date: Desktop assessment

Submitted Documents/Plans

- Application Form
- Site Location Map
- Drawing No: 1275/PA/0003 Rev 03 (Pre-Existing and Existing Block Plans)
- Drawing No: 1275/PA/0127 Rev 03 (Existing Ground Floor Plan and Elevations)
- Drawing No: 1275/PA/0102 Rev 03 (Pre-Existing Ground Floor Plan and Elevations)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20190465	Application for a Lawful Development Certificate in respect of the proposed construction of a dormer extension in the rear roof slope and conversion of the roof space into habitable room and erection of a single storey rear extension.	Certificate Lawfulness Refused	03.07.2019
20190736	Single storey rear extension with a depth of 6 metres, maximum height of 2.9 metres and eaves height of 2.5 metres.	Prior approval refused	15.08.2019
20200887	Single storey rear extension with a depth of 6 metres, maximum height of 2.9 metres and eaves height of 2.5 metres.	Withdrawn	21.09.2021
19930029	Erection of single storey rear extension to form enlarged dining room and enlarged kitchen, involving the demolition of the existing rear extension and conservatory.	Permitted	18.02.1993

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 (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)
- 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.

Neighbouring properties

The application was advertised by way of letters to 6 surrounding properties. The consultation period expired on 04.03.2024 and no comments were received.

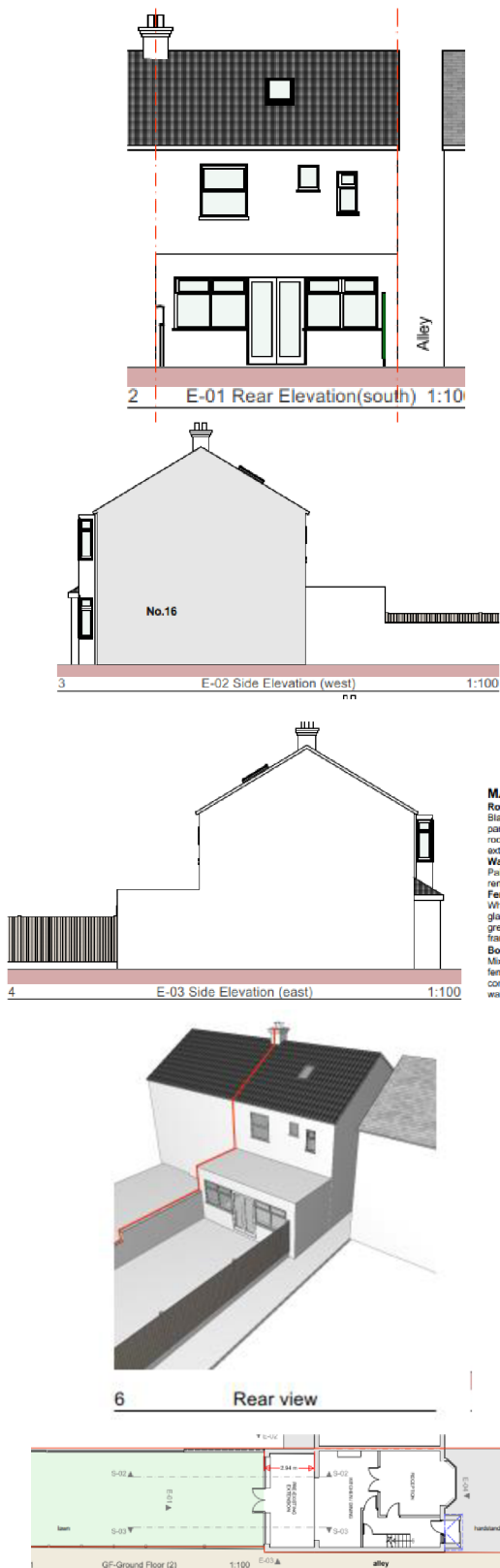
Analysis

Proposal

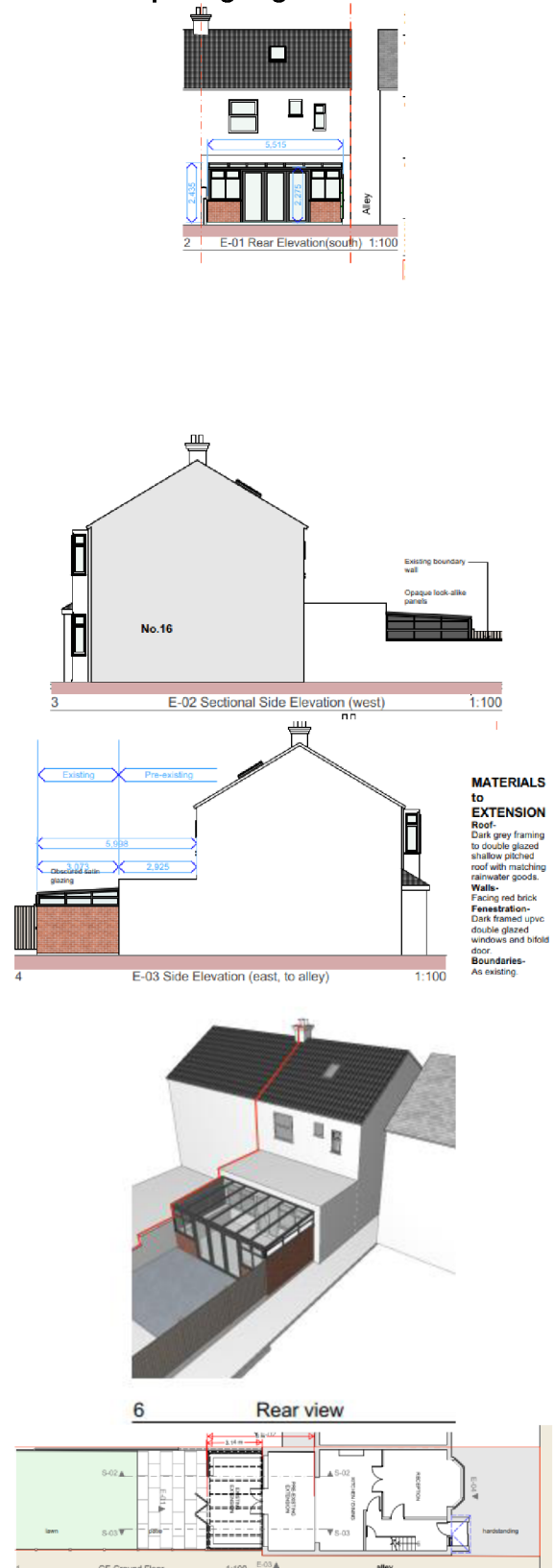
The proposal seeks to retain a single storey glazed rear extension. The extension is attached to an existing 2.9m single storey flat roof extension. The depth of the extension which is subject of this application is 3.1m resulting is a total depth of 6m.

The retained extension is primarily glazed on the roof and has high level windows on the flank elevations with a solid brick wall beneath it.

Previous Extension



Extension requiring regularisation



Background

The proposal comes further to a planning enforcement case in which it was noted that the existing single storey rear extension (permitted under reference 19930029) of 2.9m had been further extended by 3.1m

resulting in a total depth of 6m. Whilst a 6m depth can be permissible under the larger homes extensions route, the current application would not be eligible for this as the prior approval route only applies if works have not already commenced on site.



Character and Appearance

The application property is a two-storey end of terrace house in use as a single family dwelling. The site has been previously extended to the rear and there appear to be some alterations in the roof space however these may not require the benefit of planning permission.

The extension which is subject of this application is situated to the rear of the property and is therefore not visible from a public vantage point, so it will not impact the wider character of the existing street scene.

There are other single storey rear extensions within the vicinity albeit not to the same scale. The extension is not ideally designed as the materials used in its construction do not match those of the existing, however on balance it is considered that a refusal is not warranted.

The extension on balance is acceptable with regards to CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

The extension is being used as an additional living space, the resultant garden spaces exceeds the requirement of SPG2 – Residential Layout Guidelines (2020) and therefore safeguard future occupier amenity.

Neighbouring Amenity

The extension is full width and is glazed above 1.8m including the roof. In terms of No. 12 Smarts Road it is not considered that the extension causes any material harm as the properties are separated by an alleyway and so there is no shared common boundary. The extension does not include any openings in the flank elevations and the upper glazed portion is obscure glazed.

The adjoining property known as 16 Smarts Road will not experience any material harm in terms of light or outlook as the extension is largely glazed over 1.8m from the ground level. Furthermore the extension is not deemed excessive in terms of height and is considered to adequately safeguard neighbouring amenity.

In order to further maintain neighbouring privacy a condition will be imposed to ensure no further window or door openings are created in either flank elevation. No objections have been received.

Parking and Highways

The proposal will not impact existing parking arrangements and so this does not require any further assessment.

Conclusion & Recommendation

The proposal is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	28.03.2024	Dated:	28 March 2024