

# Delegated Report

## *Householder Planning Application*

---

**Planning Application No:** 20221061

**Location:** 35 Istead Rise Gravesend Kent DA13 9JE

**Description:** Erection of Ground Floor Front Extension of Existing Integral Garage.

**Applicant:** Mr John Chapman

**Site Visit Date:** **Desktop Assessment**

---

### Submitted Documents/Plans

- Application Form
- Site Location Map
- Drawing No: JC/35 (Proposed Plans, Elevations, Roof Plan and Block Plan)
- Existing Elevations
- Existing Ground Floor Plans
- Existing Block 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
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

#### Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

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)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

## Consultations, Publicity and Representations

### GBC – Highways Officer

*The garage extension makes the garage more practicable given modern vehicles and does not adversely impact on the parking of another vehicle on the drive.*

*I have no objections.*

### Neighbouring properties

The application was advertised by way of letter to 5 surrounding properties. The consultation period expired on 14<sup>th</sup> December 2022 and one supporting comment was received.

## Analysis

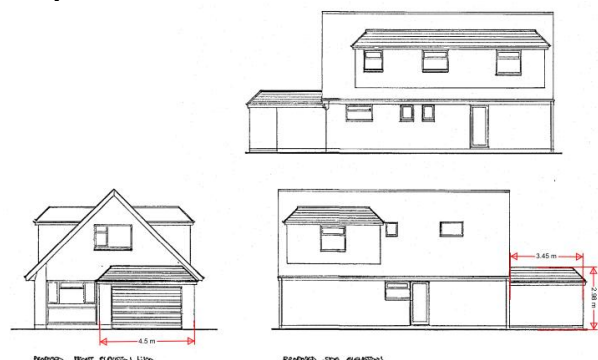
### Proposal

The proposal seeks to extend the existing garage. The extended garage will project approx. 3.4m and span approx. 4.5m with an overall height of approx. 2.9m. The garage will be finished with a flat roof which will be hipped on all three edges and will include an entrance door in the front elevation.

### Existing Plans and Elevations



### Proposed Plans and Elevations



### Character and Appearance

The application site is a detached bungalow in use as a single family dwelling. The property has undergone dormer extensions on both roof slopes which can be completed under permitted development.

The property benefits from an integral garage to the front of the property, it is this garage which is subject of this application. The extension to the garage will see the garage increase internally from approx. 14sqm to approx. 21sqm. The increase is fairly modest and will see the introduction of a hipped finished on the edges of the roof.

There are other garage extensions within the vicinity and so the proposal is not considered to be out of the character. The finishing materials and design of the proposal are complimentary to the host dwelling and so the proposal is considered to comply with the requirement of the CS19 Local Plan Core Strategy 2014.

#### Amenity of Future Occupiers

The proposal will not impact the existing amenity space of the property and so the proposal is deemed compliant with SPG2 Residential Layout Guidelines 2020.

#### Neighbouring Amenity

The proposal is not liable to harm light, outlook or privacy of No. 33 Istead Rise due to the position of the garage being located to the west and this neighbour being positioned to the east.

The property known as No 37 Istead Rise will not suffer from any loss of privacy as the existing fenestration will be maintained as will the use of the garage. In terms of light and outlook the extension to the garage will not make any more of a difference than the existing garage, also given the detached nature of the properties it is not likely that there would be any meaningful harm introduced to this occupier.

The proposal is therefore considered to adequately safeguard the amenity of the neighbouring properties and complies with the requirements of SPG2 – Residential Layout Guidelines 2020 and CS19 Local Plan Core Strategy 2014.

#### Parking and Highways

The proposal will improve the existing internal parking provision and will not result in any meaningful loss to the parking to the front of the property.

#### 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 Local Plan Core Strategy (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 permission is recommended subject to a condition which maintains the use of the garage.

(For detailed conditions and informatives, see draft Decision)

|                      |                                                                                     |                     |                     |
|----------------------|-------------------------------------------------------------------------------------|---------------------|---------------------|
| <b>Case Officer:</b> | Mrs Sharon Sahota                                                                   | <b>Team Leader:</b> | <b>Richard Hart</b> |
| <b>Signed:</b>       |  | <b>Signed:</b>      | <i>R Hart</i>       |

|               |                              |               |                              |
|---------------|------------------------------|---------------|------------------------------|
| <b>Dated:</b> | 3 <sup>rd</sup> January 2023 | <b>Dated:</b> | 3 <sup>rd</sup> January 2023 |
|---------------|------------------------------|---------------|------------------------------|

Gravesham Borough Council