



Delegated Report

Planning Application

Planning Application No: 20240210

Location: 125 Singlewell Road Gravesend Kent DA11 7QA

Description: Retention of a single storey rear extension.

Applicant: Mr Sukh Dhaira, AA Plumbing & Bathrooms

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form

001 A – Location Plan, Existing and Proposed Block Plan

002 A – Pre-Existing and Existing Floor Plans

002 A – Existing and Proposed Elevations

Relevant Planning History

Reference	Description	Decision	Decision Date
20240211	Retrospective Application for the installation of a new shop front.	Pending Consideration	
19750424	Internal alterations and increase in retail floorspace at ground floor level and erection of single storey extension at rear to storeroom	Permitted	03.09.1975
19940563	Formation of self contained flat at 1st. floor level, installation of door at the front, internal alterations and erection of single storey rear extension to form stock room & w.c.	Permitted	10.11.1994

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS08 – Retail, Leisure and the Hierarchy
- 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 (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 8 – Promoting healthy and safe communities
- Section 9 – Promoting sustainable transport
- Section 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006);

Consultations, Publicity and Representations

Consultees

Ward Councillors

No comments received.

Neighbouring properties

5no. surrounding properties were consulted, and 0 comments were received from members of the public.

Officer's Analysis

The application site consists of a two-storey mid terrace building on Singlewell Road. The building is situated in a local centre and it was previously in use as 'Hydrofresh' with a flat above. More recently the unit was taken over for use as 'AA Plumbing & Bathrooms'. There is a another separate planning application under consideration for the retrospective changes to the frontage as shown in the below image for reference.



Image taken on 28.03.24

This current proposal is for the retrospective erection of a single storey rear extension to the Plumbing and Bathroom shop. The extension is 9.2m in depth and 6m in width. It has a flat roof with a height of 2.8m.

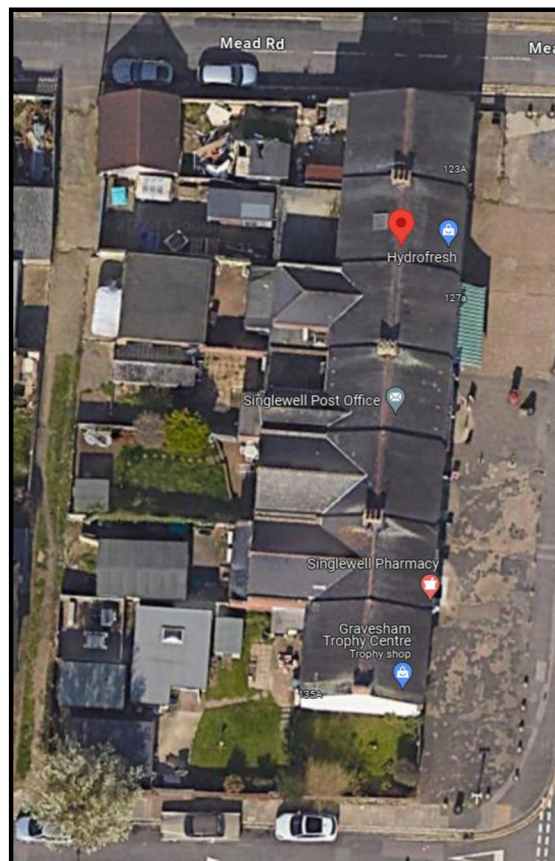
Principle of Development

The application site is located within the urban area where Policy CS02 (LPCS) states that development will be prioritised therefore the principle of the development is considered acceptable in principle.

Design, Character and Appearance

Policy CS19 (LPCS) requires new development to be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the local built, historic and natural environment and integrate well with the surrounding local area. In particular the design of new development should be derived from a robust analysis of local context and character and make a positive contribution to the street scene and the character of the area.

The application site is located within a Local Centre in a residential area. When looking at the rear of the terrace there have been a number of two storey and single storey rear additions and outbuildings which take up the majority of the rear gardens. The proposed single storey rear extension is large at 9.2m depth. Ordinarily such a depth would not be acceptable. However, the context of the built development at the rear of the other buildings in the shopping parade is considered a key consideration. This can be seen from the below aerial image of the shopping parade:

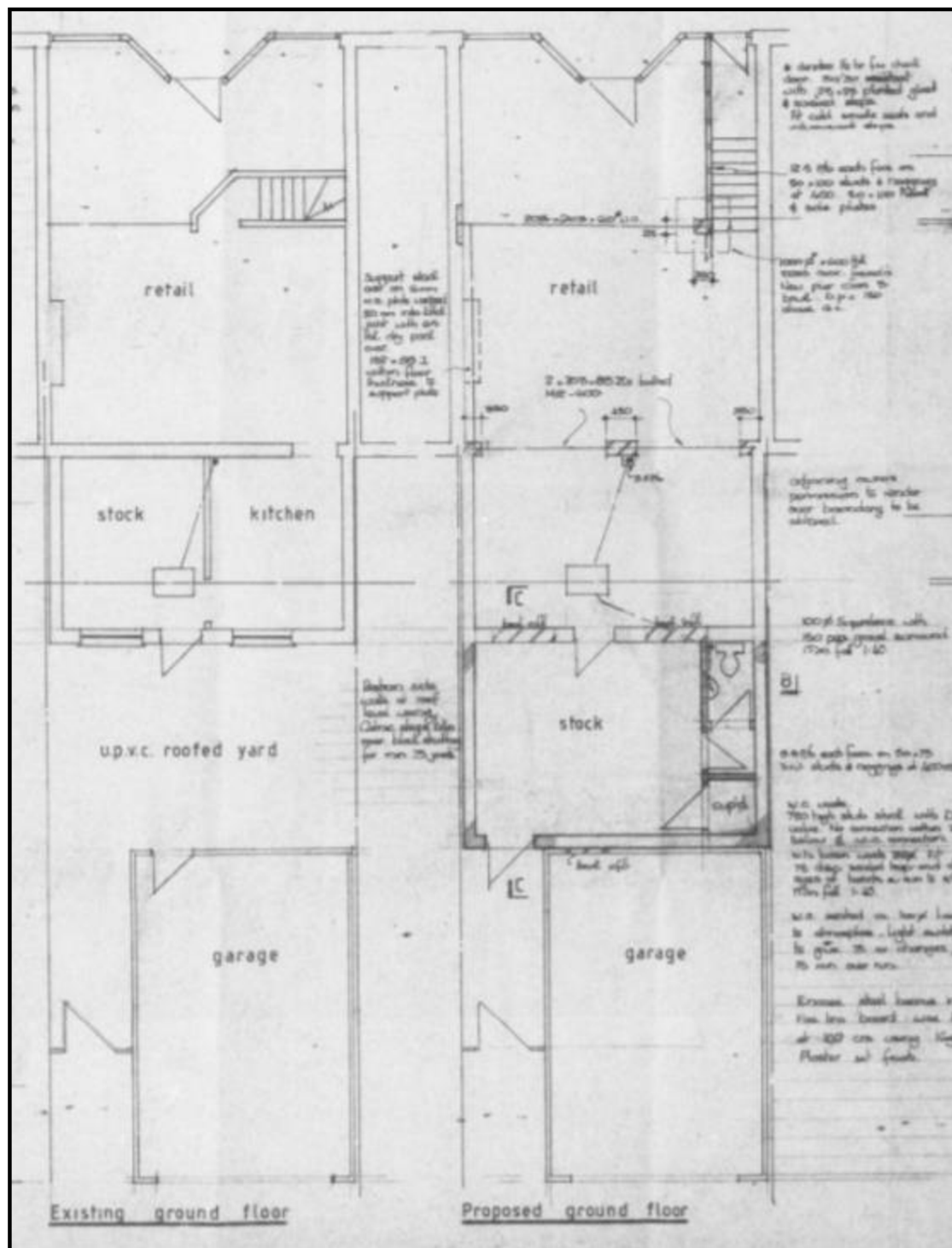


Taken in 2022

It is noted that development in the rear garden of 123 Singlewell Road and at Singewell Pharmacy have recently also been approved, but would not be shown in the above imagery from 2022.

It is also noted from the approved plans from 19940563 that the approved development incorporating a single storey rear extension attached to an existing garage, which is no longer present, creating a similar elongated form of built development as proposed. The following plan shows the existing and approved

plans from the aforementioned planning application (Not to Scale).



As can be seen the rear gardens of a number of the buildings in the parade have extensive development on them. This includes no. 135 which has a number of outbuildings in its rear garden covering the depth of the garden. No. 127 has a part two storey, part single storey extension plus a large outbuilding covering almost all of the rear garden and no. 123 on the southern end has a part two storey part single storey rear extension, the single storey rear extension is large at 10m in depth (permitted under ref. 20221276 and not visible in the aerial view above as only recently constructed but is shown below:



Image taken from officer site photos for application reference 20231226

Given the extent of development to the rear of a number of rear gardens in the parade it is considered that the large resultant combined depth of the existing and proposed extensions at no. 125 would not be dissimilar to this.

Furthermore, the proposed extension is single storey and modest in height and being the second building in from the northern end of the terrace it would essentially be mostly screened by the neighbouring extension shown in the above image.

As such it is considered that whilst the proposed extension is very large, due to the extent of development in the rear gardens elsewhere in the parade and its back alley location, on balance the proposed extension is just about acceptable in respect of design and that a refusal would likely not be sustained at appeal.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF (2023) in terms of design, character and appearance.

Amenity of Future Occupiers

The NPPF (2023) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

The building is in use as a retail unit with a flat above. The first floor is accessed from the front of the building. As existing there is no access to the rear garden from the flat and the rear open space is in use by the retail unit. This would not change under the current proposal, and whilst ideally, it would be preferable that development would improve the external amenity space for those occupying the flat, by not doing so it would not worsen the situation.

In respect of the amenity of occupiers the proposal on balance is therefore considered compliant with Policy CS19 (LPCS).

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

The extension sits on the boundary with both neighbouring properties to the north and south. The extension is flat roofed with a height of 2.8m. Despite its significant depth, given its low form height it would not overshadow or overbear on neighbouring properties to either side. No openings would be introduced facing either neighbouring property.

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:	Mrs Lisa Fisher	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	26th April 2024	Dated:	30 April 2024