

Delegated Report

Householder Planning Application

Planning Application No: 20211545

Location: 1 Mungo Park Road Gravesend Kent DA12 5DE

Description: Removal of the existing utility room and conservatory, erection of a single storey rear extension to form utility room and garden room.

Applicant: Mrs Bola Adegoye

Site Visit Date: Desktop

Submitted Documents/Plans

- Covering Letter
- Application form;
- Site Location Plan;
- Existing Block/Site Plan;
- Proposed Block/Site Plan; and
- Drawing no. MAD-431-03 – Existing & Proposed Elevations.

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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

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)

Consultations, Publicity and Representations

Consultees

KCC Heritage

No comment to make.

National Grid

No comment received.

Health and Safety Executive

No comment received.

Neighbouring properties

10 surrounding properties were consulted plus site notice with an overall consultation expiry date of 28 January – one response received from an individual who states they do not object but had comments which can be summarised as follows:

(Non-material planning considerations)

- Does not object but would like a stipulation that if planning is permitted the rear access way is kept clean and unblocked as they require access at all times; (Civil matter)
- Please ensure no building materials from the site left in alley way or any debris, mud or concrete (Civil matter)

Officer's Analysis

No. 1 Mungo Park Road is a two storey end of terrace dwelling situated on the southern side at the eastern end. The flank elevation of the dwelling faces onto Livingstone Road. The property has an existing utility room and conservatory which it is proposed to demolish and erect a new single storey rear extension to form a utility room and garden room. The site is in an Area of Archaeological Potential.

The principle considerations in the assessment of the application are:

- Design, Character and Appearance
- Amenity of Occupiers
- Neighbouring Amenity
- Parking and Highways

Design, Character and Appearance

There are two existing extensions on the rear of the property, the conservatory is 1.5m in depth, 5.6m in width and 2.5m in height to the top of the flat roof. The remainder of the rear elevation has the utility room extension which is 1.9m in depth, 2.4m in width and 2.3m in height to the top of the flat roof. It is proposed to demolish these and erect a one new extension across the whole of the rear elevation to a depth of 2.1m

and 2.5m in height to the top of the flat roof. There would be sliding folding doors and a window in the rear elevation, a door in the east side elevation and no openings in the west side elevation. The extension is of a modest depth and height and would improve on the existing situation of the two existing extensions with different heights etc. by having one overall extension with continuous roof form. The flat roof is acceptable given the single storey nature of the proposal. The extension would be in keeping with the scale and character of the host dwelling. Due to the modest size of the extension, acceptable design and set in to the boundary with Livingstone Road it would not cause any impact on the character of the streetscene. In respect of design, character and appearance the proposal is considered compliant with Policy CS19 (LPCS).

Amenity of Occupiers

Garden area

As Existing = 142 sq. m

After Proposed Development – 138 sq. m

Rear Garden depth

As Existing – 12m

After Proposed Development – 11.3m

SPG2 states that for a three bedroom dwelling the minimum garden area is 60 sq. m and depth is 10m. The garden minimum garden area and depth would still be achieved, occupiers would therefore have sufficient garden space. In respect of the amenity of occupiers the proposal is considered compliant with Policy CS19 (LPCS).

Neighbouring Amenity

Due to the siting and scale of the proposed single storey rear extension there would be no undue impact on the amenity of any neighbouring properties. There is only one neighbouring property which is to the west and is no. 3 Mungo Park Road. In terms of the existing extensions at no. 1 Mungo Park Road there is the conservatory on the part of the rear elevation nearest to no. 3 which is 1.5m in depth and 2.3m in height to the top of the flat roof. The proposed extension would be 2.1m in depth (so 600mm deeper) and 2.5m in height (200mm higher) and at this size the extension would still cause no impact on the amenity of no. 3 with regards overshadowing and loss of outlook. There are no openings proposed in the west flank elevation and so no overlooking. There would be no impact on the properties to the east due to the scale of the proposal and the distance to these properties. In respect of neighbour amenity the proposal would be compliant with Policy CS19 (LPCS).

Parking and Highway Safety

The proposal would be adding no bedrooms therefore no impact on parking demand or effect on highway safety and in this respect the proposal is compliant with saved Policy P3 (LPFR).

Any Other Material Planning Considerations

Archaeology – The site is in an Area of Archaeological Potential but KCC Heritage have made no comments and have not advised to attach a watching brief. On this basis it would presumably be due to the presence of the existing extension of which the proposed would only be marginally larger in depth. As such there is considered to be no undue impact on archaeology in respect of the proposal.

Conclusion & Recommendation

The proposed extension is acceptable in respect of design, character and appearance, amenity of occupiers and neighbouring properties and parking and highway safety and in this respect is compliant with local and national planning policy.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	10th February 2022	Dated:	10 February 2022