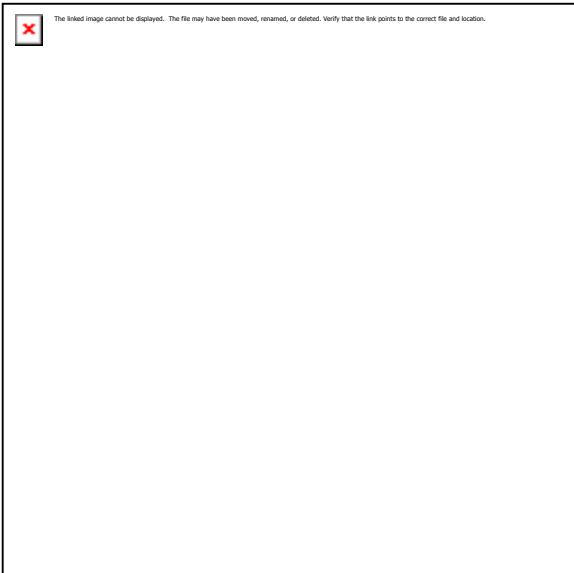




Delegated Report

Householder Planning Application

Planning Application No: 20220570

Location: 6 Britannia Drive Gravesend Kent DA12 4RR

Description: Erection of first floor rear extension and replace existing rear conservatory with single storey extension

Applicant: Mr T. Smith

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: 21/11/03 (Existing Plans & Elevations)
- Drawing No: 21/11/03 (Proposed Plans & Elevations)
- Existing Block Plan
- Proposed Block Plan
- Site Location Map

Relevant Planning History

Reference	Description	Outcome	Decision Date
20220196	Erection of first floor rear extension and replace existing rear conservatory with single storey extension	Refused	13.04.2022
19990329	Erection of conservatory at the rear.	Permitted	30.06.1999
19900033	Erection of single storey side extension to form hall, w.c and passage and single storey rear extension to form enlarged kitchen and dining room	Permitted	19.02.1990

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)

Consultations, Publicity and Representations

KCC Heritage and Conservation

The site lies within an area of multi-period archaeological potential. However, I consider it unlikely that these proposals, immediately adjacent to the existing dwelling, would have a significant below-ground archaeological impact and have no further comments to make in this case.

Neighbouring properties

The application was advertised by way of letter to five surrounding properties. The consultation period expired on 12th July 2022 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of a first floor rear extension and replacement of an existing rear extension with a single storey extension. The proposal will also see an existing conservatory removed.

The first floor rear extension will project 3.5m from the original rear wall of the host dwelling and span approx 5.8m. The proposed extension will have an overall height of approx. 6.8m. The extension will be

finished with a hipped roof and include two windows in the rear elevation which will serve a new bedroom and bathroom. There will also be a new window opening formed in the first floor flank elevation which will serve an existing bedroom.

The single storey rear extension will replace the existing extension and will maintain the existing footprint. It will project approx 4.4m from the rear wall of original rear wall of the house. It will span approx. 7.4m and will be finished with a flat roof which will have an approx. height of 2.5m excluding the roof lantern. There will be a bifold door and a window in the rear elevation which will serve the kitchen diner.

Character and Appearance

The application site is a two storey semi detached house in use as a single family dwelling. The property has been previous extended to the rear and side at ground floor level circa 1990. A further application for a rear conservatory was submitted circa 1999 and permitted which meant the total rearward projection from the original rear wall of the dwelling was some 8m.

A previous planning application submitted under 20220196 was refused for the below reason.

"The proposal is considered to be an inappropriate addition in terms of design and would be harmful to the appearance of the existing dwelling and wider area. The proposal therefore fails to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014, and paragraphs 124 and 127 of the National Planning Policy Framework 2021 and SPD4 - Householder Extensions/Alterations Design Guide (2021)."

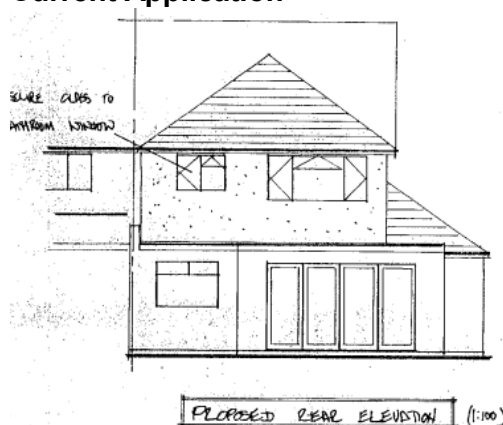
This proposal is a reworking of the previous proposal and so it will be necessary to ascertain whether the previous reasons for refusal have been addressed.

The revised proposal shows that the first floor rear extension has been scaled down and does not project past the flank elevation as the previous proposal did. The revision has addressed the previous reasons for refusal and so this element of the proposal is acceptable and compliant with SPD4 - Householder Extensions/Alterations Design Guide (2021).

Previously refused application



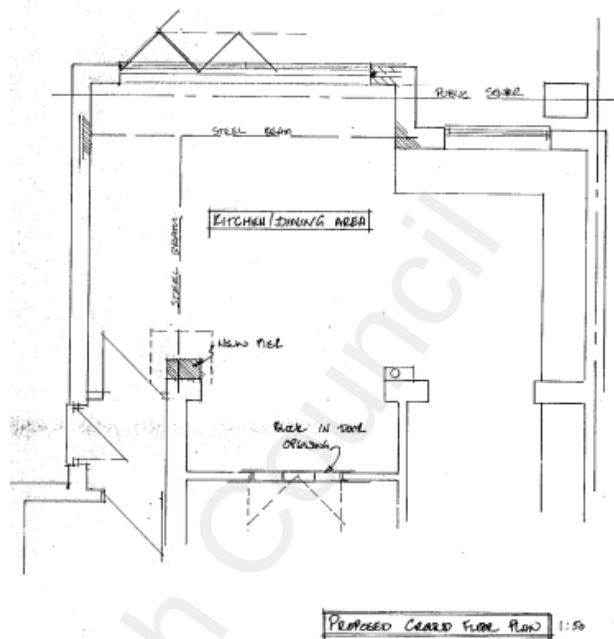
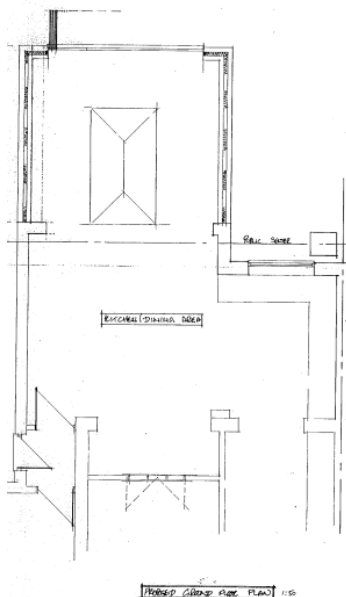
Current Application



The second element of the proposal seeks a replacement single storey rear extension and removal of the existing conservatory. The previous application was refused due to the scale of the extension at ground floor level. The revised proposal has scaled back this extension to an acceptable level as can be seen below.

Previous application

Current Revised Application



The revised plans have adequately addressed the previous reasons for refusal and so the current proposal is deemed acceptable in terms of design and scale and is now compliant with CS19 of the Local Plan Core Strategy 2014 and SPD4 - Householder Extensions/Alterations Design Guide (2021).

Amenity of Future Occupiers

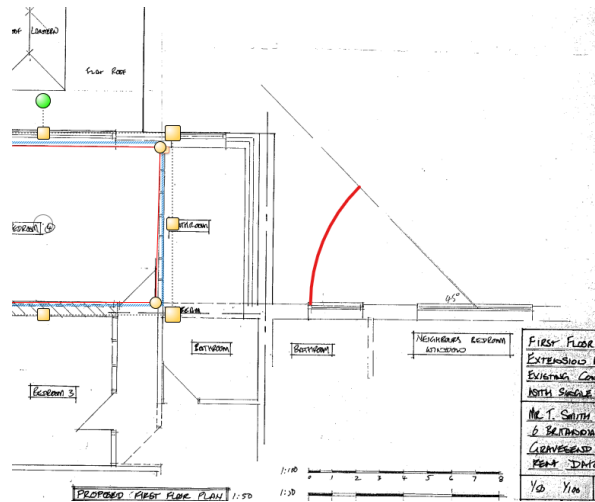
Post development there will be a garden area of approx. 241sqm with a minimum depth of 25m which is compliant for a four bedroom property according to the Council's Technical Standards.

The proposed bedroom will be approx. 11sqm which is also compliant with the council's technical standards for a double bedroom. The existing bedroom will have the bedroom window relocated onto the flank elevation and so this room will retain light and outlook and will not suffer detrimental harm as a result of the extension.

The proposal is deemed to adequately safeguard the amenity of future occupiers and is compliant with CS19 of the Local Plan Core Strategy 2014 and SPG2 - Residential Layout Guidelines (2020)

Neighbouring Amenity

The adjoining property known as 4 Britannia Drive is not liable to suffer from material harm in the form of loss of light, outlook or privacy as a result of the development. The first floor extension will not impact a habitable room as demonstrated on the below drawings. Furthermore due to the path of the sun the adjoining occupier will not suffer from a loss of light. There are no windows proposed in the flank elevation so the privacy of this property is maintained. The ground floor extension is already in place and will not result in any material harm and the proposed extension of the former conservatory is situated away from this property and so there would be no harm arising from this.



The neighbouring property situated to the North known as No.8 Britannia Drive is not liable to suffer from a loss of outlook or light as a result of the development due to the distance between the two properties. There is a flank window proposed in the northern elevation which will face this property and will serve a habitable room, however there are no flank windows in this property and so there are no concerns with regard to privacy.

Parking and Highways

The proposal will result in the addition of a bedroom and will mean the on site parking requirement will be increased, however there is adequate off road parking to accommodate this including a garage to the rear of the plot.

Conclusion & Recommendation

The proposal has been fully considered and the previous reasons for refusal have been adequately addressed and so permission is recommended for the current revised application.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	13 th July 2022	Dated:	19 th July 2022