



Delegated Report

Householder Planning Application

Planning Application No: 20211174

Location: 3 Sutherland Close Gravesend Kent DA12 4XJ

Description: Demolition of existing conservatory and erection of a single storey rear extension.

Applicant: Mr Stacy Whittaker

Site Visit Date: 27/10/2021

Submitted Documents/Plans

- Application Form Received 23/09/2021;
- Drawing 01 REV A (Existing Block Plan) Received 23/09/2021;
- Drawing 01 REV A (Proposed Block Plan) Received 23/09/2021;
- Drawing 01 REV A (Existing and Proposed Plans & Elevations) Received 23/09/2021 and;
- Site Location Map Received 23/09/2021.

Relevant Planning History

Reference	Description	Outcome	Decision Date
19970482	Erection of first floor side extensions to form additional bedrooms.	Permitted	18.02.1998
19860051	Erection of a pair of garages	Permitted	26.02.1986
19820289	Erection of 115 houses 15 bungalows 108 garages and provision of 158 parking spaces and the laying out of estate roads	Permitted	09.06.1982

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 (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

“The site lies within an area of multi-period archaeological potential. I consider it unlikely, however, that these proposals will have a significant archaeological impact and have no further comments to make in this case.”

KCC Internal Drainage District

No comment received.

Neighbouring properties

The application was advertised by way of letter to 8 surrounding properties. The consultation period expired on 14th October 2021 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of a single storey rear extension. The extension will project 4m and span approx. 6.3m with an overall height of 2.8m. It will be finished with a flat roof and include a window and door in the rear elevation to allow for access and views of the rear garden and a velux roof light. The extension will allow for the creation of a larger kitchen/diner.

Character and Appearance

The application site is situated in a cul de sac and is a two storey house. The property was originally constructed in the 1980's as a semidetached two bedroom dwelling. The property has been extended by way of an attached garage which was constructed in conjunction with the adjoining property at 2 Sutherland Close.

A first floor side extension was granted permission in 1997 to allow for the creation of an additional bedroom increasing the number of bedrooms from two to three. This application appears to have been submitted as a joint application with the neighbouring property at No.2 Sutherland Close, however it would appear that No.2 never carried out the works and a condition was not imposed to ensure the development was completed in conjunction with the application property.

There is a single storey rear extension in place at the adjoining property known as No.4 Sutherland Close, so there are other rear extensions in the vicinity however this extension is minimal in size at only 2m deep.

The current proposal seeks to demolish the existing conservatory and erect a single storey rear extension which would project the entire width of the plot. The extension would project past the original house and be built in line with the flank elevation of the later added garage. SPD4 - Householder Extensions/Alterations Design Guide (2021) states that rear extensions should not be greater than the width of the original building and should be a subservient addition to the host dwelling. The depth of the original house is some 8m, the proposed extension has a depth of 4m and deemed out of scale with the original building.

The extension is considered to be out of scale with the host dwelling and contrary to CS19 of the Local Plan Core Strategy 2014 and SPD4 - Householder Extensions/Alterations Design Guide (2021).

Amenity of Future Occupiers

Post development the application site will be left with a garden depth of 5.6m and a garden area of approx. 35sqm. The council's technical standards recommend a garden area of 60sqm for a 3 bedroom house and a minimum depth of 10m.

The proposal will result in a significant reduction in private amenity space for future occupiers and is therefore in conflict with CS19 of the Local Plan Core Strategy 2014.

Neighbouring Amenity

The proposal is not liable to harm the amenity of the adjoining property at 2 Sutherland Close as it is not excessive in height and it is not liable to impact light on light or outlook of this property. The privacy of this property is maintained as there are no windows proposed in the flank elevations.

The property known as No.4 Sutherland Close currently has a single storey rear extension in place which is smaller in depth. The proposed extension is not liable to impact light, outlook or privacy of this property and so the proposal is deemed compliant with CS19 of the Local Plan Core Strategy and safeguards future occupiers' amenity.

Parking and Highways

The proposal will not affect existing parking arrangements and will result in an increased depth for the existing garage, however this garage is some 2.4m wide and unlikely to accommodate a modern day vehicle and so it is most likely only used for storage purposes.

Conclusion & Recommendation

The proposal will result in development which is out of scale with the host property and is contrary to CS19 of the Local Plan Core Strategy 2014 and SPD4 - Householder Extensions/Alterations Design Guide (2021).

The proposal fails to retain suitable amenity space for future occupiers and is contrary to CS19 of the Local Plan Core Strategy 2014.

(For detailed reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	6 th November 2021	Dated:	8 November 2021

Gravesham Borough Council