



Delegated Report

Householder Planning Application

Planning Application No: 20240204

Location: 16 Farmcroft Gravesend Kent DA11 7LT

Description: Erection of a first floor rear extension.

Applicant: Mr Singh

Site Visit Date: 20.03.2024

Submitted Documents/Plans

Application Form;
Drawing No. 001 – OS Plan and Block Plans – Existing and Proposed;
Drawing No. 002 – Floor Plans – Existing;
Drawing No. 003 – Floor Plans – Proposed;
Drawing No. 004 – Elevations – Existing; and
Drawing No. 005 – Elevations – Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20231254	Erection of a first floor rear extension.	Permitted	31.01.2024
20220534	Amendment to approved application 20211097 for demolition of existing conservatory and erection of a two storey rear extension, to allow a minor increase in the extension.	Permitted	20.07.2022
20211097	Demolition of existing conservatory and erection of a two storey rear extension.	Permitted	13.10.2021
20200942 Dismissed at Appeal (ref: APP/K2230/D/21/326663 3)	Demolition of existing conservatory and erection of a two storey rear extension	Refused Appeal Dismissed	12.11.2020 19.05.2021
20200527	Demolition of existing conservatory and erection of two storey rear extension.	Refused	31.07.2020

20170789	Conversion of garage into habitable room with 1st floor extension above and erection of a two storey side extension.	Permitted	26.01.2018
20060101	Erection of two storey side extension to form enlarged kitchen with bedroom over.	Refused	23.03.2006
20020989	Erection of single storey side extension to form an enlarged kitchen and erection of a conservatory at the rear.	Permitted	30.01.2003
20000271	Erection of part two storey and part single storey side extension to form garage and dining room at ground floor level and 2 no. bedrooms at first floor level and construction of pitched roof over existing flat roof single storey front extension.	Permitted	22.05.2000
19980755	Erection of part two storey and part single storey side extension incorporating the existing garage to form enlarged garage and dining room with two bedrooms at first floor level.	Permitted	23.02.1999
19740359	Details pursuant to conditions (i), (ii), (iii), (iv) (v) (vi) in respect of residential development for 33 dwellings.	Approved	30.10.1974

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

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 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- 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); and
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Neighbouring properties

Three surrounding properties were consulted, a site notice was displayed on 20.03.2024 and no responses were received. The overall consultation period expired on 12.04.2024.

Officer's Analysis

Site Description

16 Farmcroft is a detached property, located on the corner of The Downage and Farmcroft.

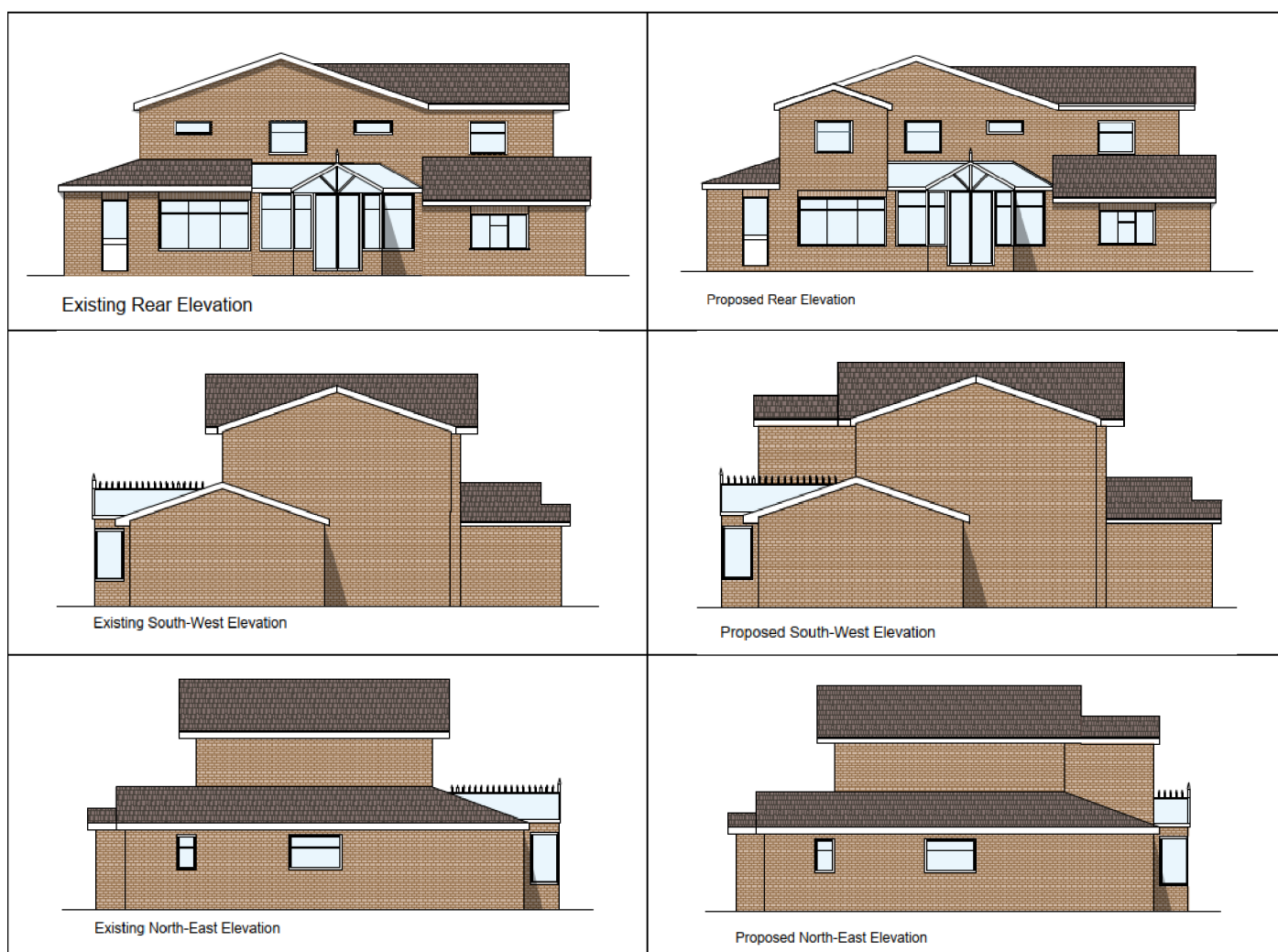


This application proposes the erection of a first floor rear extension.

Proposed Development

The proposed development would create space for a prayer room, with the existing ground floor prayer room to become a gym area. It would have the following dimensions:

- Overall max height (to ground level) 5.86m
- Width 3.40m
- Depth 2.67m



Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well-designed and beautiful places) of the NPPF (2023) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.*

As evidenced by the planning history of the site, the property has been previously extended by both two storey and single storey additions. The proposed first floor rear extension would be located on the northern corner of the dwelling and it is noted that a recent planning permission has been granted for a first floor rear extension on the south-western corner of the dwelling (application reference number 20231254), along with

a less recent permission (20220534) for the amendment to approved application 20211097 for the demolition of the existing conservatory and erection of a two storey rear extension; to allow a minor increase in the extension.

The 20231254 and 20220534 permissions have not been implemented and the plans for this application includes no reference to the previous proposals. As such, this proposal is considered independently of the previous permissions, rather than in conjunction with them. However they do still form material planning considerations as are capable of being implemented.

Application Proposal

The proposed first floor rear extension would have a pitched roof to compliment the roof form of the existing dwelling and would be set down from the main roof ridge. In addition, the proposed external materials would match the host dwelling. The extension is slightly smaller in depth and width than what was approved for application 20231254 and would be less visible (although still prominent) from the street scene. Overall, the proposal represents an acceptable addition to the existing host dwelling in terms of scale and has been designed to compliment the existing dwelling. Overall, the proposal complies with Policy CS19 of the LPCS (2014) and Section 12 of the NPPF (2023).

Amenity of Future Occupiers

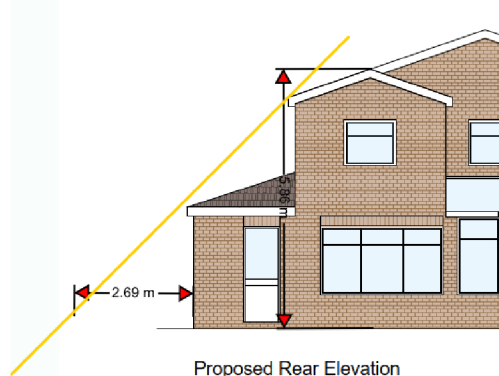
Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. In terms of room sizes, gyms and prayer rooms are not specified within the guidance, however the proposal is considered to provide sufficient space for future occupiers. In terms of garden area, the garden space would remain the same and no additional bedrooms are proposed. Therefore, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Neighbouring Amenity

No neighbour responses were received as a result of the consultation carried out for the application. Neighbouring amenity shall be assessed below in terms of loss of light, loss of outlook, loss of privacy and sense of enclosure.

The dwelling is detached and situated a sufficient distance from neighbouring properties, which eliminates detrimental impact in terms of light, outlook and sense of enclosure.

Indication of light impact on No. 18 (no detrimental impact found)



In terms of privacy, there are no windows proposed in the flank elevations of the extension. In addition, the first floor room would be used as a prayer room, which is a non-habitable room. As per the RLG (2020) an 11.00m privacy distance is required from habitable to non-habitable windows. The Site Location Plan shows the privacy distance from the application property to the nearest property opposite (27 The Downage) would be 24.06m (approx.):



Although the rooms in question are capable of being utilized for different purposes, such as bedrooms, we must take the proposal at face value for use as a prayer room.

Therefore, the proposed development would safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Highways and Parking

There are no concerns, in terms of highways and parking provision, that arise as a result of this proposal.

Conclusion

On balance, the proposal is considered to be acceptable in terms of design, character and appearance. In addition, the development would safeguard the amenity of future occupiers and neighbouring amenity. Therefore, the proposed development would safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	24th April 2024	Dated:	29 April 2024