

Delegated Report

Householder Planning Application

Planning Application No: 20221229

Location: 27 Upper Avenue Istead Rise Gravesend Kent

Description: Erection of single storey rear and side extension

Applicant: Mr & Mrs Farrington

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form
Site Location Plan
2210/01/BP Rev A – Existing and Proposed Block Plan
2210/01 – Floor Plans and Elevations
Applicant Photographs

Relevant Planning History

Reference	Description	Decision	Decision Date
20120637	Application for non-material amendment to planning permission reference number 20110289 for construction of tiled pitched roof with two rooflights on single storey rear extension instead of a zinc roof.	Approval of non-material amendment	15.08.2012
20110289	Erection of part two storey part single storey rear extension to form kitchen/dining room at ground floor level with bedroom, shower room/wc and enlarged bathroom/wc at first floor level.	Permitted	25.05.2011
19480940	The erection of a dwelling house.	Permitted	29.06.1949

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 (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)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving sustainable development and well-designed 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);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

The final date to submit comments ended on 30th January 2023.

Consultees

Ward Councillors: No response received.

Southern Gas: No response received.

The online linesearchbeforeudig portal was used to ascertain potential impacts to national grid lines:

Southern Gas Network: It is evident that there is a low pressure pipeline with fronts the dwellinghouses on this street but not inside the site area of this dwellinghouse.

UK Power Networks: There is an LV Overhead Line on the street fronting the property but not within the site area.

National Grid Electricity: Based on the search area entered in the LSBUD system for assessment the search area has been found to not affect any NGET apparatus.

National Gas Transmission: Based on the location entered into the system for assessment the area has been found to not affect any of National Gas Transmission plc's apparatus.

Neighbouring properties

10 surrounding properties were consulted and no comments were received.

Officer's Analysis

Proposal

The development would erect an infill, single storey extension to the rear/side. The existing and proposed elevations (Not to Scale) are shown below:

Elevation	Existing	Proposed
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Principle of Development

This application is located in a Rural Settlement inset from the Green Belt, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development.

However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers and Residential Amenity of neighbours.

Design, Character and Appearance

The existing area is residential in character with building of varied form, layout and design. The existing dwellinghouse has an 'L' Shaped footprint and, the proposed single storey extension would infill the space between the two 'l' shaped ends, squaring the shape of the building somewhat. This would not be uncharacteristic for the varied area.

It is also noted that the single storey rear extension would not be visible from the street and so would have a limited impact on the streetscene and character of the area. The proposed addition would be small in scale with a low-pitched roof softening its impact.

The proposed building would be subservient in scale, assimilate well with the residential character of the area and, would use matching materials to the main dwellinghouse where approved as reserved by condition.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2021) in terms of design, character and appearance.

Landscape Character Area

The proposal is for extensions and alterations to an existing property which is located in a built up rural settlement inset from the Green Belt. Although the proposed development would increase the size of the property, it would still retain as a very open site due to the size of the plot and the surrounding garden and as such the proposed development would not be detrimental to the open, rural landscape character of the surrounding area. In respect of landscape character the proposal is therefore considered compliant with Policy CS12 (LPCS).

Amenity of Future Occupiers

The new utility rooms does not have a minimum internal space standard. It would therefore meet the required minimum space standards and the plot would continue to have adequate rear garden depth and area as per SPG2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020.

Neighbouring Amenity



Photograph of the dwellinghouse taken from rear, showing relationship with adjoining neighbours.

25 Upper Avenue

This neighbour is located to the northeast. The existing dwellinghouse is 4.15m from the shared boundary. The proposed extension would be 4.7m from the shared boundary. The single storey addition would not overbear on this neighbour in terms of scale given the minor scale footprint, height and sufficient distance from the boundary. This dwellinghouse is also set further back than this neighbour's dwellinghouse, given that the road to the front of the building's curves. The extension would also be obscured from this neighbour's perspective by the boundary fencing and planting. As such there are no concerns regarding direct, overbearing overlook.

29 Upper Avenue

This neighbour is located to the southwest. The proposed extension would be single storey and located beyond the existing two storey bulk of the dwellinghouse from this neighbour's perspective. And so, it would not be visible from this neighbour's perspective and would not overlook this neighbour's plot. No concerns are raised with regard to impact of this neighbour's amenity.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance

with policy CS19 of the Core Strategy 2014.

Any Other Material Planning Considerations

Gas Pipeline:

Using Southern Gas Networks online linesearchbeforeudig portal, it is evident that there is a low-pressure pipeline which fronts the dwellinghouses on this street. However, this proposed development is a rear extension set a significant distance from the front boundary where this pipeline is situated and so impact to the gas pipeline is unlikely. However, the applicant is advised to contact the gas supply company prior to construction to ensure there would be no impact.

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:	Ms Lisa Williams	Team Leader:	Miss Faye Hobbs
Signed:			
Dated:	20th February 2023	Dated:	20 February 2022