

Delegated Report

Householder Planning Application

Planning Application No: 20240505

Location: 62 Sun Lane Gravesend Kent DA12 5HL

Description: Erection of a single storey rear extension.

Applicant: Mr and Mrs Ramsey

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

- Application Form
- Drawing No: WD.01 (Existing/Proposed Plans, Sections and Elevations)
- Site Location Map
- Drawing No: P.02 (Proposed Block Plan)
- Drawing No: P.01 (Existing Block Plan)

Relevant Planning History

No relevant planning history.

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

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed and Beautiful Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of letters to 3 surrounding properties. The consultation period expired on 03.07.2024 and no comments were received.

Analysis

Proposal

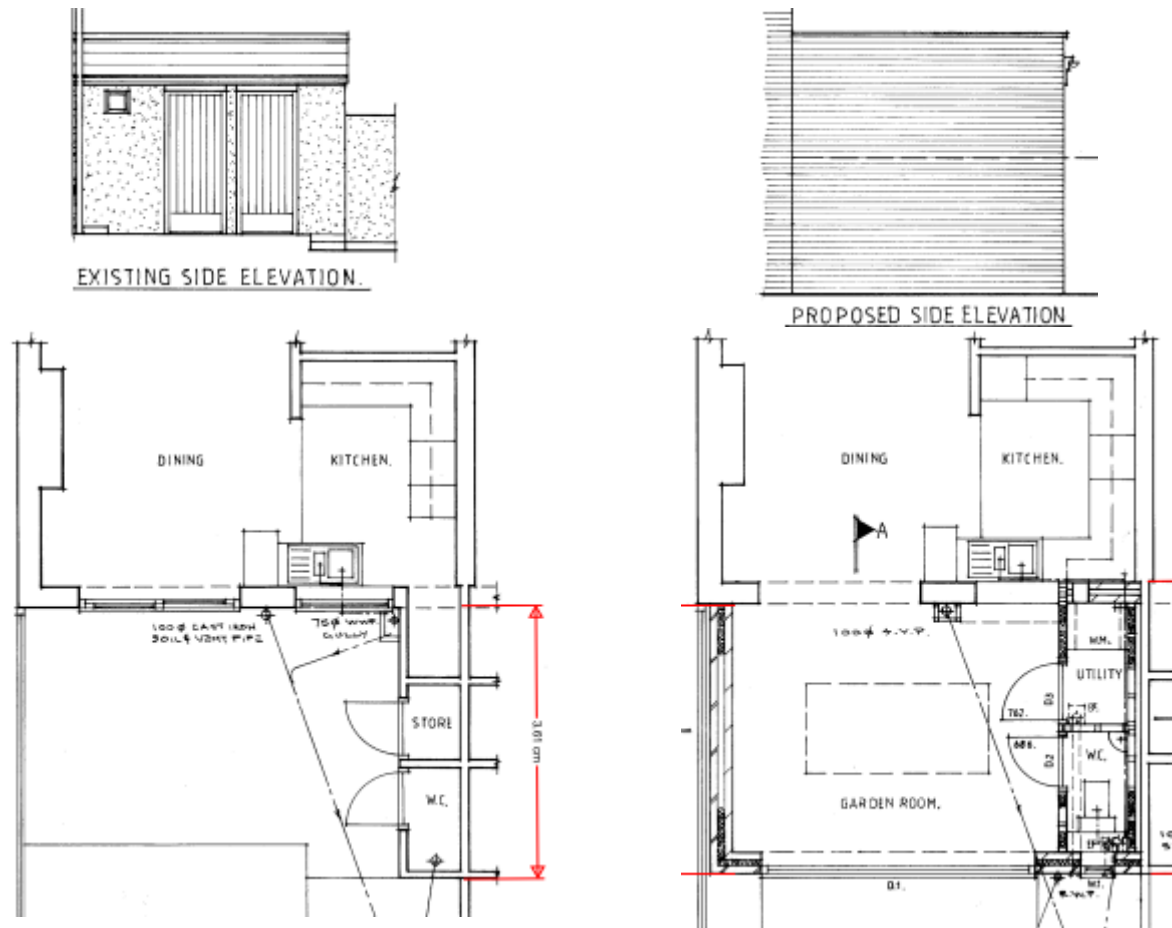
The proposal seeks the erection of a single storey rear infill extension. The extension will accommodate a utility and w.c and garden room. The extension will include a skylight and a bifold and window in the rear elevation.

Existing



Proposed





Character and Appearance

The application site is a two storey end of terrace house. The site does not appear to have been extended before.

At present there is a single storey rear projection which appears to original. At present this projection is attached to the main dwelling and accommodates a store and w.c. The proposed development will be constructed in line with the existing projection.

In terms of design the extension is acceptably designed with a flat roof. It will be situated to the rear of the property and will not impact the wider street scape as it will not be visible from a public vantage point.

The extension is acceptably designed and is not excessive in terms of its scale. The neighbouring properties have single storey rear extensions so the proposed would not be an out of character addition.

The proposal is considered to comply with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers

Post development there will be 105sqm of resultant garden space which is compliant with the council's technical standards. The proposal is therefore considered to safeguard neighbouring amenity in line with SPG2 – Residential Layout Guidelines 2020.

Neighbouring Amenity

The proposal does not include any windows in the flank elevations, and this will be conditioned to further protect the privacy of neighbouring occupants.

The window serving the w.c will be conditioned to ensure it is top hung and obscure glazed in perpetuity.

In terms of light and outlook the attached property known as 64 Sun Lane appears to have a rear projection in place, although it is not clear whether this is a canopy or a permanent structure. Also when considering the path of the sun, this property would not experience any overshadowing as a result of development.

With regards to No: 60 Sun Lane, this properties' rear elevation is further back and there is a gap between the two properties and taking this into consideration alongside the relatively modest depth of the proposed extension it is not considered to detrimentally impact the amenity of neighbouring occupants.



The proposal is therefore considered to safeguard neighbouring privacy and amenity in line with SPG2 – Residential Layout Guidelines 2020

Parking and Highways

No highway issues arise.

Conclusion & Recommendation

The proposal is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	07.08.2024	Dated:	8th August 2024