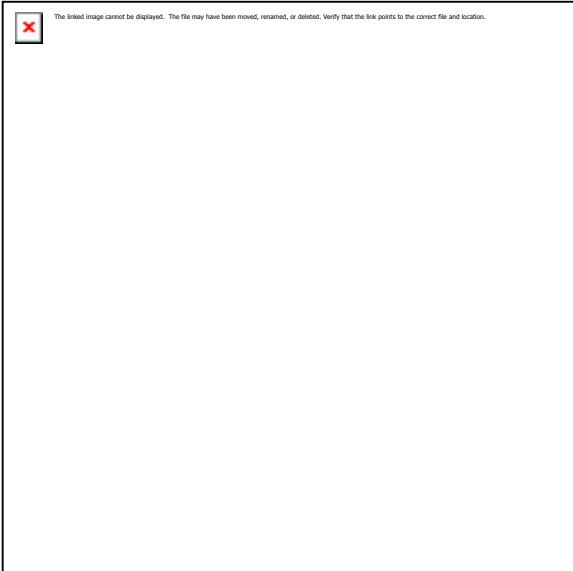




Delegated Report

Householder Planning Application

Planning Application No: 20220262

Location: 23 Hollybush Road Gravesend Kent DA12 5QG

Description: Erection of a single storey rear extension and internal alterations and loft conversion.

Applicant: Mr J Markham

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form Received 10/03/2022;
- Site Location Map Received 10/03/2022;
- Drawing No: 21/11/04 (Existing/Proposed Floor Plans) Received 15/03/2022;
- Drawing No: 21/11/04 (Existing/Proposed Elevations) Received 15/03/2022;
- Drawing No: 21/11/04 (Existing/Proposed Block Plans) Received 10/03/2022.

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

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

Neighbouring properties

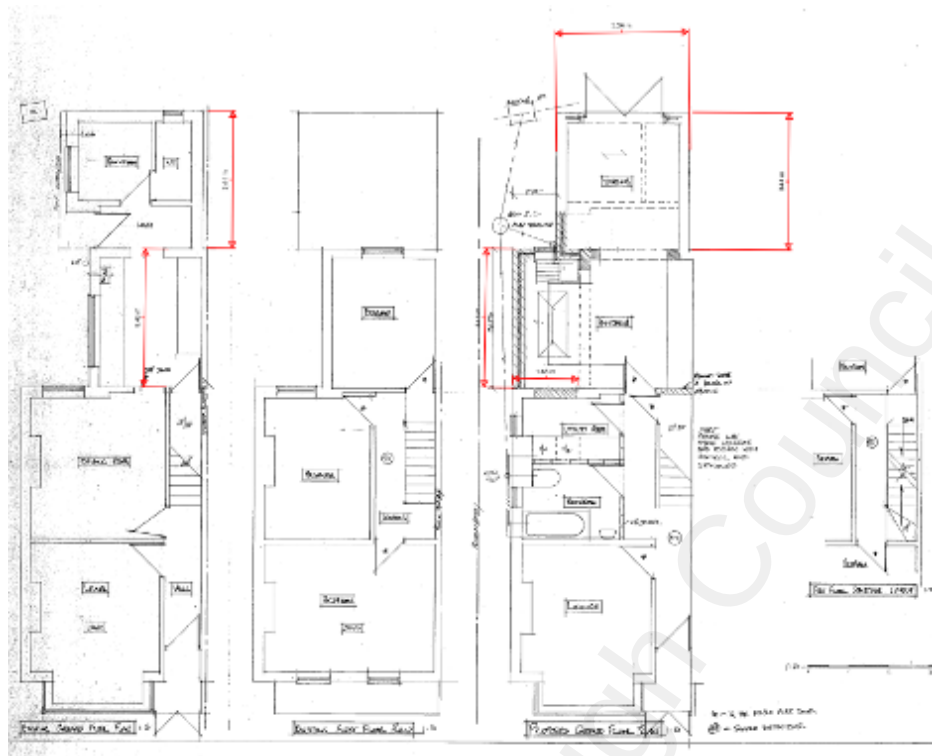
The application was advertised by way of site notice and letters to five surrounding properties. The consultation period expired on 15th April 2022 and no comments were received.

Analysis

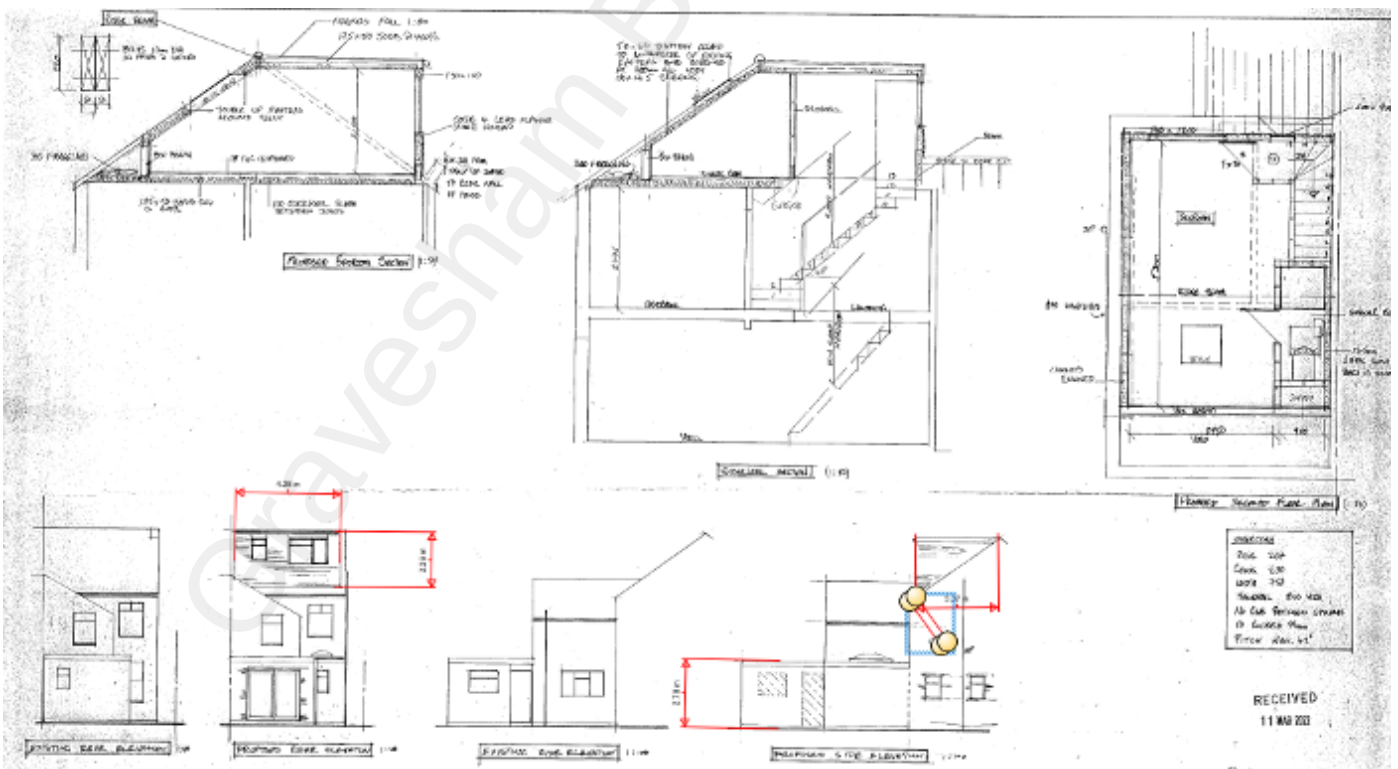
Proposal

The proposal seeks the erection of a single storey rear extension and a rear dormer and conversion of the roof space into a habitable room.

To the ground floor the rear extension will include a partial infill area which will span 1.6m in line with the flank elevation of the main house. The infill extension will then project 3.4m and will be built inline with the existing outrigger. There will be a further extension which will project approx 3.4m from the existing outrigger and span part width of the main house at approx 3.3m. The ground floor extension will be finished with a flat roof which will have a height of approx.2.7m. The proposal will also include two new window openings in the flank elevation of the main house which will serve a bathroom and a utility room. There will be a roof lantern in the infill extension and a window in the rear elevation, there will also be a double door in the rear elevation of the rear extension which projects from the outrigger.



To the roof there will be a rear dormer and two Velux roof lights in the front roof slope. The dormer will span approx 4.2m and have a height of approx 2.2m and a depth of approx 3.3m. The dormer will be built in line with the ridge and will be set back approx 0.3m from the eaves. There will be two windows in the rear elevation of the dormer which will serve the main bedroom and a staircase. The dormer will allow for the creation of a new bedroom and a shower room in the roof space.



Character and Appearance

The application property is a semidetached house in use as a single family dwelling. The property has not been previously extended, however there is a single storey rear extension which measures slightly above

3m on the existing plans. This extension does not have any planning history so it can be presumed that the owner built this under supposed permitted development rules, however the rules only allow for a maximum 3m projection for a single storey rear extension on a semi detached house. The extension is over 4 years old and is therefore immune from enforcement action.



The property has an original rear outrigger which is characteristic of the surrounding properties. It is also evident that some of the neighbouring properties have erected rear dormers so the proposed dormer is not out of character. The dormer is also acceptably designed and will be built using render to match the main house. The dormer will not be visible from a public vantage point and is not liable to harm the character of the main streetscene.



The single storey rear extensions are subservient and of a modest scale, there are similar single storey rear extensions within the vicinity and so the proposed is not liable to harm the character of the area.



The proposed extensions are acceptable additions and deemed compliant with CS19 of the Local Plan Core Strategy 2014 and SPD4 (Householder Extensions/Alterations Design Guide) 2021.

Amenity of Future Occupiers

Post development the garden will retain a depth of approx 33.9m and an area of 194sqm which is compliant with the council's technical standards for a four bedroom property. The proposed bedroom is also acceptable in terms of size and so the proposal is deemed to adequately safeguard the amenity of future occupiers.

Neighbouring Amenity

The proposed extensions are not liable to harm light or outlook of the neighbouring properties due to their modest scale. Whilst the adjoining occupier does not have any proposed fenestration facing in the direction of their property the proposal does show two new window openings in the eastern flank which will face No.25. The windows will serve a bathroom and utility room. Whilst the utility room is not a habitable room and there are no privacy concerns, the window serving the bathroom will be conditioned to ensure it is obscure glazed and top hung to ensure it does not impact neighbouring privacy. Furthermore a condition will be imposed to ensure no further window or door openings are created to preserve privacy.

Parking and Highways

The proposal will increase parking requirement as there will be an additional bedroom, however it is evident from the streetview there is no scope for off road parking. A refusal on the basis of lack of parking is also not deemed to be sustainable at appeal level.

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:	29th April 2022	Dated:	5th May 2022