

Delegated Report

Householder Planning Application

Planning Application No: 20230349

Location: 18 Cirrus Crescent Gravesend Kent DA12 4QT

Description: Erection of a two storey front extension.

Applicant: Mr John Bessant

Site Visit Date: 28.04.23

Submitted Documents/Plans

Application Form;
Drawing No. 01 Rev A – Elevations and Floor Plans – Existing;
Drawing No. 01 Rev A – Elevations and Floor Plans – Proposed;
Drawing No. 01 Rev A – Block Plan – Existing and Proposed; and
Site Location Plan (received on 11.04.23).

Relevant Planning History

No relevant history.

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)

- 2 – Achieving Sustainable Development

- 12 – Achieving sustainable development and well-designed 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.

GBC Highways Officer

I have no objections there is adequate car parking at the rear of the property, although I would suggest a condition to protect the driveway and garage to ensure it can only be used for car parking.

Neighbouring properties

4 surrounding properties were consulted, a site notice was displayed on 28.04.23 and no responses were received. The overall consultation period expired on 19.05.23.

Officer's Analysis

18 Cirrus Crescent is a two storey semi-detached property located to the east of the highway.



This application proposes the erection of a two storey front extension including relocation of the front door to the flank elevation.

Proposed Development

The development would create space for internal layout changes to facilitate a laundry room and lobby at ground floor level, and an enlarged bedroom at first floor level. The extension would have the following dimensions:

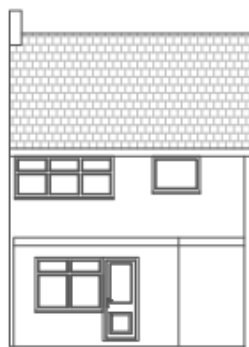
- Height 6.14m
- Depth 2.40m
- Width 2.72m



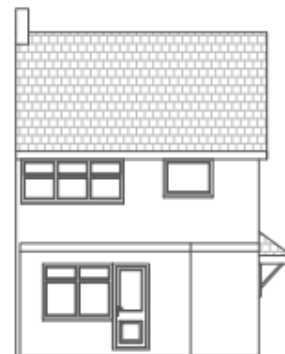
Existing Front Elevation
Scale 1:100



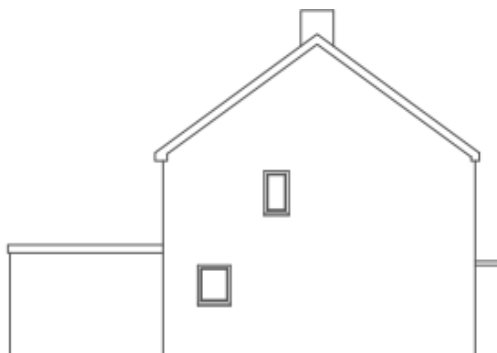
Proposed Front Elevation
Scale 1:100



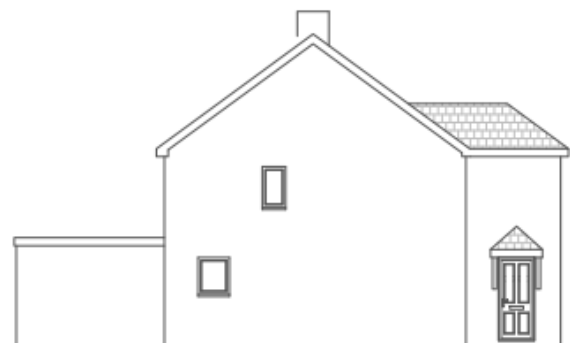
Existing Rear Elevation
Scale 1:100



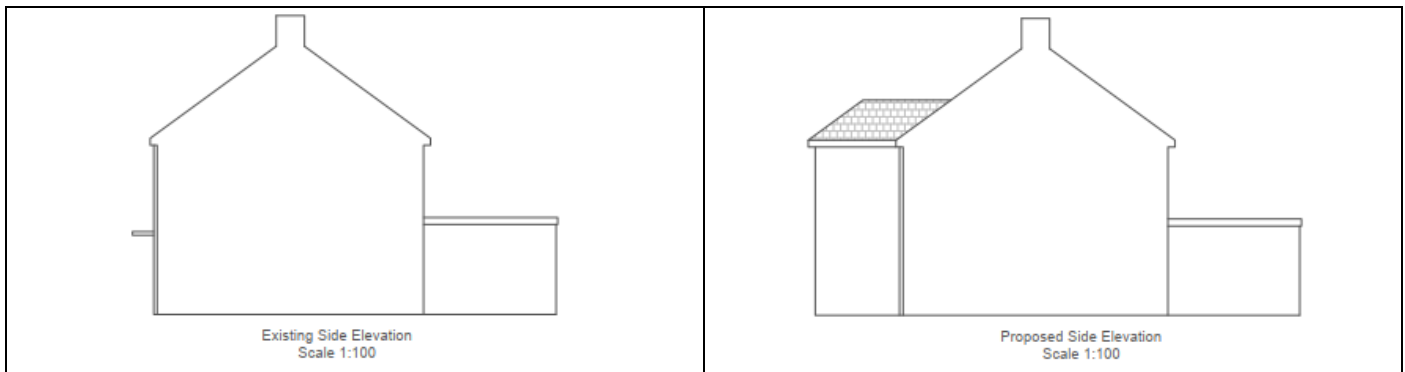
Proposed Rear Elevation
Scale 1:100



Existing Side Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100



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.

There are various two storey front extensions, single storey front extensions and single storey side extensions within the local vicinity and as such the principle of the development would not be considered out of character. The extension is set down from the main roof, and is not excessive in scale. The roof form has been designed to be sympathetic to the main dwelling and is hipped back, which helps to ensure the development is not excessive in bulk. The flank wall of the extension would be set away from the existing bay window, which is desirable as it means the extension would not subsume the window. Proposed external materials for the extension will match the existing and would include; mixed red brickwork, mixed red tiles and white plastic double glazing and doors. It would be desirable for the proposal to incorporate more detailing such as the brick pillar detailing and tiling of the main dwelling, to soften the appearance of the extension, however, on balance, the proposal is sympathetic to the existing dwelling and as such it is considered to be acceptable. In addition, the proposal is not considered to be detrimental to the character and appearance of the local area and street scene.

As such, the development is in accordance with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021.)

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) (2020) amended June 2020 sets out minimum private garden area and depth, along with required room sizes. There is no increase in the number of bedrooms as a result of the proposal and as such, private garden area is not relevant and has not been calculated. In terms of room sizes, bedroom 3 is suitable for single occupancy, and the increase in room space is positive. Lobbies and laundry rooms are not specified within the RLG (2020), however the proposal is considered to provide sufficient room space for future occupiers.

Therefore, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Neighbouring Amenity

No neighbour responses were received during the consultation process, however the development has been assessed in terms of neighbouring amenity below.

The extension is not a full width extension, and is modest in depth, ensuring sufficient space between the development and No.16. In addition, there is a gap between No.18 and No.20 and No.20 has an existing single storey porch/side extension. Furthermore, no new windows are proposed in the flank elevations of the extension. In situ, and as a result of the orientation of the properties, the development is not considered to detrimentally impact the privacy of No.35 Cirrus Crescent located opposite the property. As such, the

proposed development is not considered to detrimentally impact neighbouring amenity in terms of loss of light, privacy, outlook or cause a sense of enclosure. The proposal is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Highways and Parking

There are no highways or parking concerns that arise as a result of the proposal. Gravesham's Highways Officer has suggested a condition to protect the driveway and garage to ensure it can only be used for car parking. However, this is not relevant for this proposal.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of archaeological potential. However, the development is unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 3 area, however, the proposal is unlikely to pose an issue with regards to this constraint.

Conclusion

The proposed two storey extension is considered subservient to the main dwelling and the external materials will match the existing. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours.

The application has been fully considered and is in accordance with local and national planning policy.

Recommendation

Permission

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

Case Officer:	Mrs Lucy Hankin	Team Leader:	Miss Faye Hobbs
Signed:	L Hankin	Signed:	
Dated:	30 th May 2023	Dated:	30 May 2023