



Delegated Report

Householder Planning Application

Planning Application No: 20240095

Location: 11 Ridgeway Avenue Gravesend Kent DA12 5BD

Description: REVISED Demolition of existing conservatory and erection of replacement single storey rear extension.

Applicant: Mr Tony Warren

Site Visit Date: Desktop assessment

Submitted Documents/Plans

- Application Form
- Site Location Map
- Drawing No: 001 (Proposed Site Plan)
- Drawing No: 004 (Proposed Floor Plans)
- Drawing No: 005 (Proposed Elevations)
- Drawing No: 002 (Existing Floor Plans)
- Drawing No: 003 (Existing Elevations)

Supplementary information

- Design Statement

Relevant Planning History

Reference	Description	Outcome	Decision Date
19910143	Section 64 application as to whether planning permission is required for the erection of an extension/conservatory at the rear	Certificate Granted	04.04.1991

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

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)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

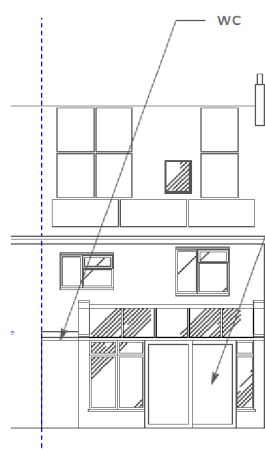
The application was advertised by way of letters to 4 surrounding properties. The consultation period expired on 28.02.2024 and no comments were received.

Analysis

Proposal

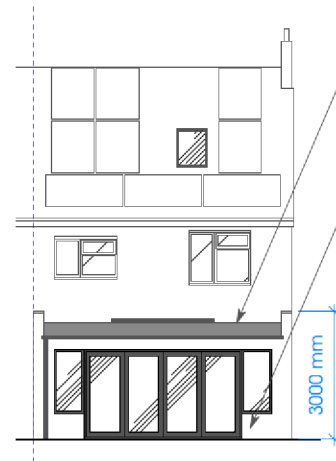
The proposal seeks to demolish an existing rear conservatory and replace it with a 6m deep single storey rear extension which will span full width of the original house. The extension will include a roof light and doors in the rear elevation to allow for views and access into the rear garden. The extension will be used as a secondary living space. The extension will be finished with a flat roof with parapet walls. The extension will have a maximum height of 3m.

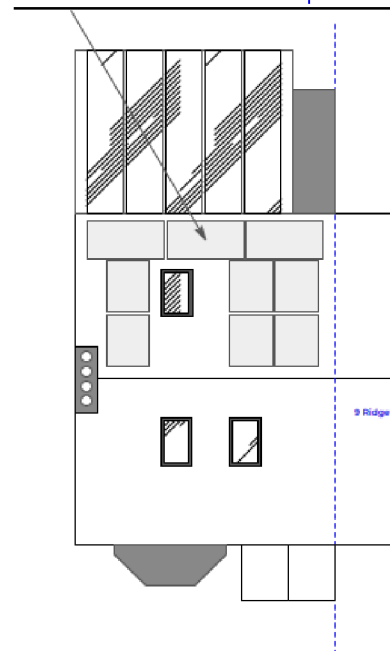
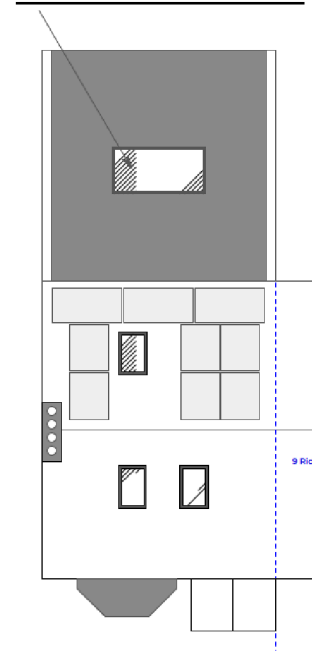
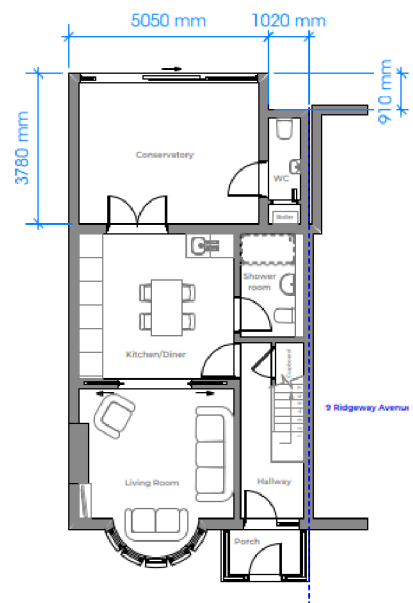
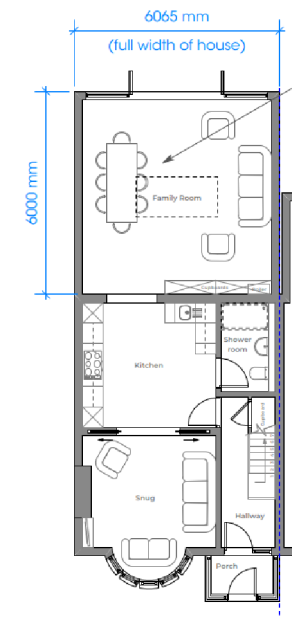
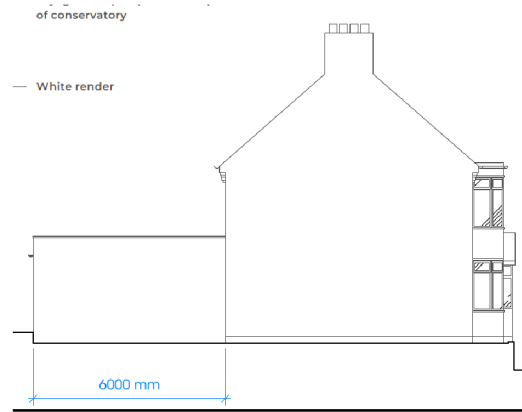
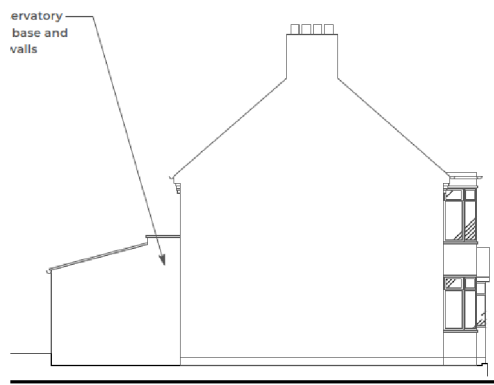
Existing



Rear Elevation

Proposed

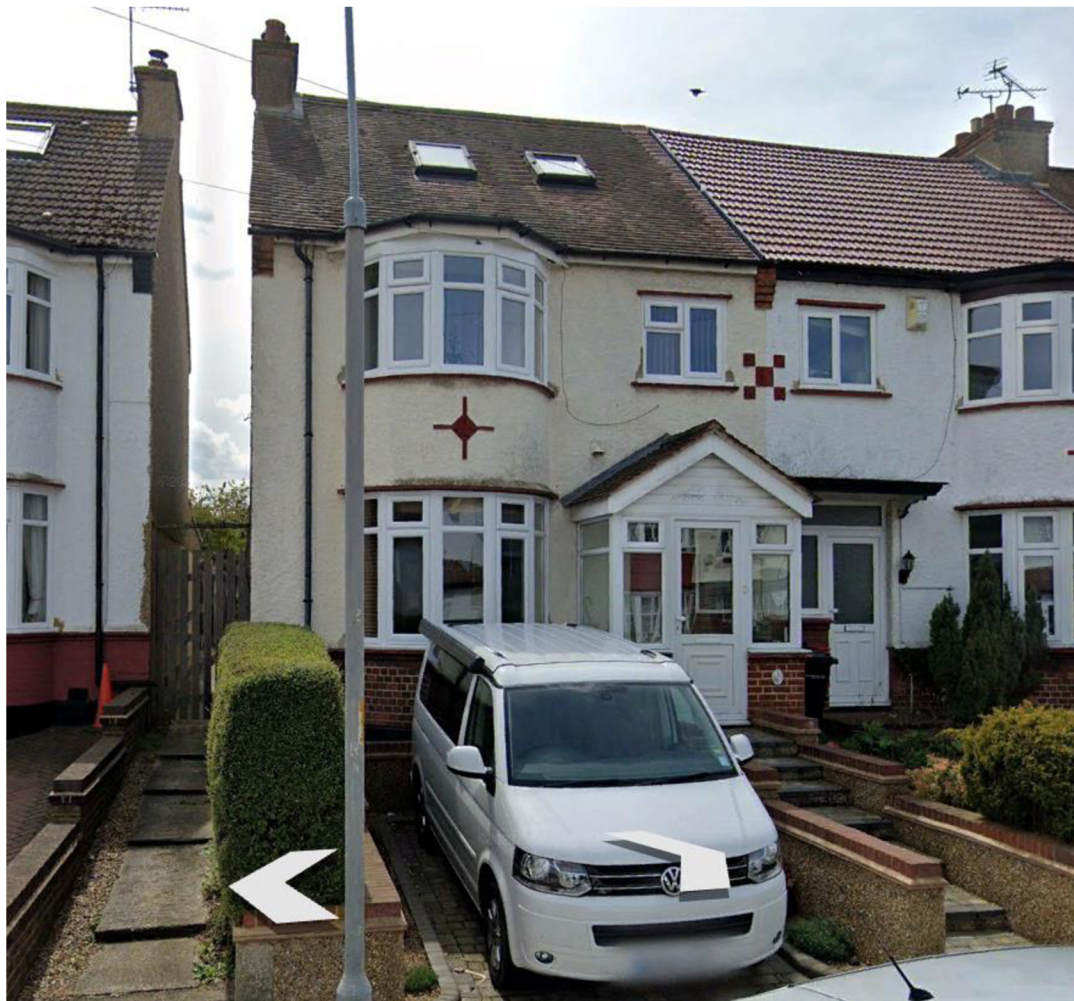




Character and Appearance

The application site is a two storey end of terrace house in use as a single family dwelling. The property has been previously extended to the rear by way of a part width 3.7m conservatory. The proposal seeks to

demolish and replace this conservatory with a more permanent structure which will have a depth of 6m.



In terms of the wider surroundings there are several examples of single storey rear extensions in place and so the proposed would not be considered an out of character addition. The extension will be designed with white render to match the existing house and so it will not appear as an alien addition.

In terms of the scale the extension is considered to be on the larger side, however a balanced approach must be taken and it is considered that there is no such material harm to warrant a refusal.

The extension is acceptably designed and is considered to be compliant with the requirements of CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

The proposed extension will provide a generous secondary living space, furthermore the garden space will exceed the minimum standards and so it adequately safeguards the amenity of existing occupiers.

Neighbouring Amenity

The proposed extension will be constructed full width and will include a 3m parapet either side. In terms of No. 13 Ridgeway Avenue it is not considered that the proposed extension would cause any material harm as the properties are separated by an alleyway and so there is no shared common boundary. The neighbour is also set behind the application property, and includes a rear extension. The proposed extension will not include any openings in the flank elevations, so privacy is maintained.

The adjoining property known as 9 Ridgeway Avenue may experience some overshadowing from the morning sun, however this will not be the case for the rest of the day. A condition will be imposed to

ensure there are no further window openings in either flank elevation of the proposed extension to ensure neighbouring privacy moving forward.

Furthermore the proposed extension is not deemed excessive in terms of height and so the proposal is considered to adequately safeguard neighbouring amenity. No neighbour representations have been received.

Parking and Highways

The proposal will not impact existing parking arrangements and so a further assessment regarding this is not required for this proposal.

Conclusion & Recommendation

The proposed is recommended for permission.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	26.03.2024	Dated:	27 March 2024