



Delegated Report

Planning Application

Planning Application No: 20211344

Location: 53 Nickleby Road Gravesend Kent DA12 4UQ

Description: Application for variation of condition 2 attached to planning permission reference no. 20210576 for Erection of single storey front and rear extensions and the conversion of the existing garage into habitable rooms to allow amendment to make a change for the rear elevation from hip to gable roof and adding roof light windows to rear roof slope.

Applicant: Mr Moeed Sheikh

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application form
- Previously approved floor plans floor plans, proposed floor plans, plan no. A102 (date submitted 7/01/2022);
- Previously approved elevations, Proposed Elevations, plan no. A103 (date submitted 7/01/2022);
- Previously Approved Block Plan and Existing Plan, plan no. A100 (date submitted 7/01/2022);
- Survey Drawing, plan no. 20/310/01 (date submitted 13/01/2022).

Relevant Planning History

Application Ref. No.	Description	Decision
20100348	Application for Lawful Development Certificate for the proposed laying out of a new hardstanding at the front.	Certificate Granted
20210576	Erection of single storey front and rear extensions and the conversion of the existing garage into habitable rooms.	Approved
20211305	Retrospective application for erection of an outbuilding in the rear garden to be used as home gym, games and family room.	Pending Consideration

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 (2019) 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 (2019), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2019)

- Sections 2 & 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;
- SPG 4 - KCC Parking Standards (2006)

Consultations, Publicity and Representations

Consultees

Ward Councillors

No Comments

Neighbouring properties

14 surrounding properties were consulted. The consultation expires on 15.12.2021 and 1 comment of support was received, stating there were no objections.

Officer's Analysis

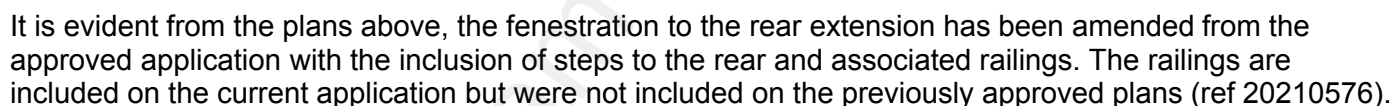
Design, Character and Appearance

The application site comprises a two storey semi-detached property in use as a single family dwelling located in an urban area of Gravesend.

Planning permission was sought for the erection of single storey front, rear extensions and the conversion of the existing garage into habitable rooms and subsequently approved in a recent application (20210576).

The current application seeks to amend the approved plans by changing the roof form of the rear extension from a hipped roof end to a gable end and the installation of rooflights to the rear.

Approved application (ref 20210576)



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Amenity of Future Occupiers

The revised application is almost identical to the approved application in terms of the key external measurements, as indicated in the plans above.

In terms of internal changes, it seems there would not be any significant harm as a result of the changes.

Previously approved

Proposed Plan



Therefore, it is considered the proposed revisions comply with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) in respect of the living conditions for future occupants of the dwelling.

Neighbouring Amenity

Nos. 51 & 55 Nickleby Road are the adjacent properties to the application site.

In terms of the impact of front and rear extensions, these extensions have been addressed in the previous application and deemed no significant impact to the neighbouring properties. The changes in the current application are almost identical to the approved application (20210576) as demonstrated by the images of the plans above and considered revisions would not harm the neighbouring sites. There are no additional windows in the flank elevation walls.

Notwithstanding the above, rooflights are proposed to the rear extension, however, in terms of overlooking, it is not considered to create detrimental harm to neighbouring properties.

In terms of the steps proposed to the rear of the site leading from the rear extension, these are approximately 0.5m in height at the highest, and could potentially result in overlooking to the neighbouring sites. The plans indicate a 2m fence around the perimeter of the site, although, to ensure there would be sufficient screening maintained to the adjacent properties at no. 51 and 55 Nickleby Road, a suitably word planning condition will be added to ensure sufficient screening is erected at the rear to protect residential amenity.

As such the proposal complies with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) in that respect.

Parking and Highways

The principle of the garage conversion had been addressed in the previous application and it was held the application site has sufficient parking to the front to accommodate a least two vehicle off road which would comply with SPG4 SPG 4 - KCC Parking Standards (2006).



In terms of parking and highways the development doesn't conflict with SPG4 (KCC Parking Standards) 2006 and comply Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Conclusion & Recommendation

The application is recommended for approval.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Genna Henry	Team Leader:	Richard Hart
Signed:	<i>G. Henry</i>	Signed:	<i>R Hart</i>
Dated:	13th January 2022	Dated:	13 th January 2022