

Delegated Report

Householder Planning Application

Planning Application No: 20240384

Location: 25 Jellicoe Avenue Gravesend Kent DA12 5HU

Description: Erection of a single storey rear extension.

Applicant: Mrs S Sutharjiny

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Proposed Block Plan
- Existing Block Plan
- Site Location Map
- Drawing No: DRW-01 (Existing/Proposed Plans and Elevations)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20150751	Erection of part two storey and part single storey rear extension to form enlarged kitchen, lounge and bathroom at ground floor level with enlarged bedroom at first floor level.	Permitted	02.10.2015
20141213	Erection of a part two storey rear extension and part first floor extension.	Permitted	11.03.2015

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)
- SPG 4 - KCC Parking Standards (2006)
- 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

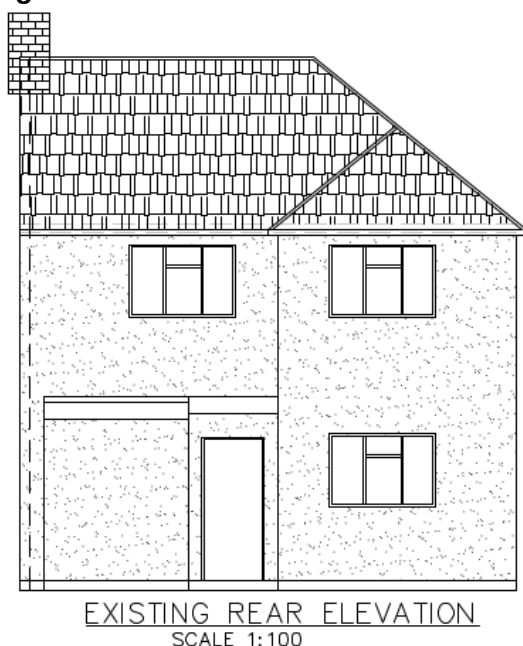
The application was advertised by way of letters to 4 surrounding properties. The consultation period expired on 01.07.2024 and no comments were received.

Analysis

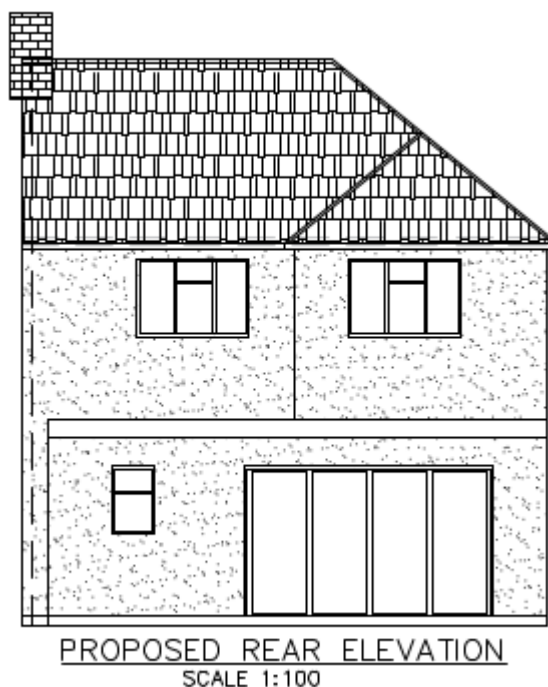
Proposal

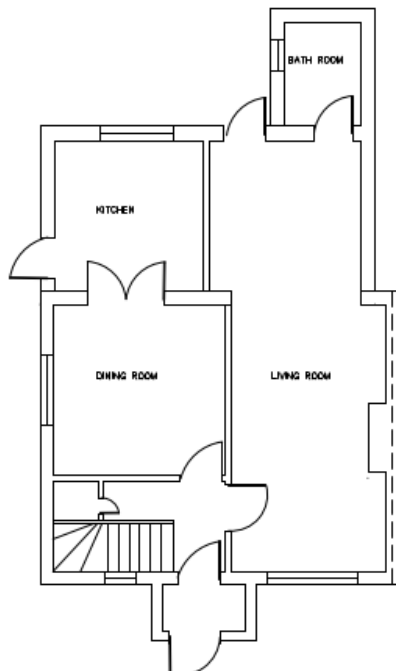
The proposal seeks the erection of a single storey rear extension.

Existing

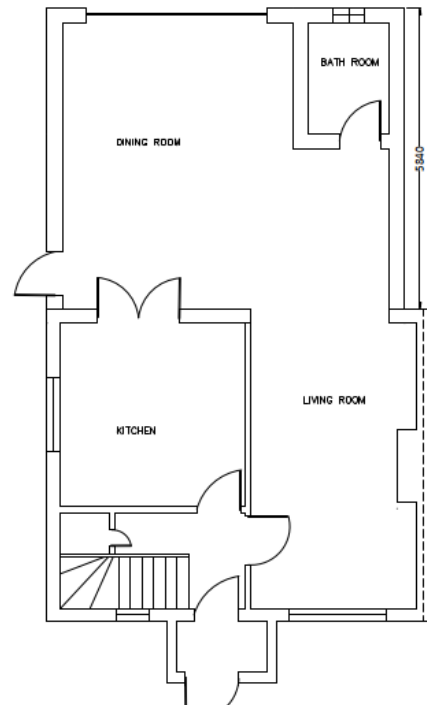


Proposed





EXISTING GROUND FLOOR PLAN
SCALE 1:100



PROPOSED GROUND FLOOR PLAN
SCALE 1:100



EXISTING SIDE ELEVATION-A
SCALE 1:100



PROPOSED SIDE ELEVATION-A
SCALE 1:100

Background

The application site has been previously extended by way of a part width two storey rear extension and a single storey rear extension under application reference 20141213.

A further application was submitted under 20150751 which then added a part width single storey rear extension to the already permitted full width 3.3m deep single storey rear extension.

The below floor plan shows the dwelling's original footprint.



Character and Appearance

The application site is a two storey end of terrace dwelling. As can be seen from the below images the dwelling has been extended on several occasions.



The application property sits on a fairly generous plot and there are examples of single storey rear extensions within the vicinity however these are not of the same scale as what is being proposed. It should be noted that an end of terrace house can extend from the rear elevation by 6m under the larger homes extensions route.

The proposed extension will be constructed in line with the current furthest rear projection and will essentially square off the existing arrangement. The total depth of the proposed extension will equate to some 5.8m. The proposed extension will be finished with a flat roof and will be used as a dining area. Given the rearward location of the extension the proposal is not considered to impact neighbouring properties.

On balance whilst it is acknowledged that the extension will add more bulk to the original dwelling, it is considered that a refusal is not balanced given the PD fall back. The proposal is therefore considered to comply with CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

Post development the resultant garden space will exceed 100sqm, the proposal will therefore safeguard the amenity of future occupants in line with SPG2- Residential Layout Guidelines 2020.

Neighbouring Amenity

The proposed extension will not be visible nor impact the amenity of No.27 Jellicoe Avenue as it will be built inline with the existing extension on the common boundary with No.27.

No 23 Jellicoe Avenue is situated approximately 2.7m away from the property and will not be harms in terms of loss of light or outlook. The extension will not introduce any new fenestration in the flank elevation however a condition will be imposed to ensure any new fenestration will require further planning consent to safeguard neighbouring amenity.

The proposal complies with SPG2 – Residential Layout Guidelines 2020.

Parking and Highways

The proposal will not impact any existing parking arrangements, nor will it increase onsite parking requirements.

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:	R Hart
Dated:	15/07/2024	Dated:	15 th July 2024