



Delegated Report

Householder Planning Application

Application No:	20211379
Location:	21 Sun Lane, Gravesend, Kent, DA12 5HQ
Description:	Erection of a part two storey, part single storey extension to rear.
Applicant:	Mr James Briggs
Site Visit:	18 th July 2022

Submitted Documents/Plans

- Application Form - dated 08/04/2022;
- Ordnance Survey Site Location Plan (scale - 1:1250);
- Existing Block Plan (scale - 1:500);
- Drawing no. PE1415A - Existing Floor Plans and Elevations, with Proposed Floor Plans (revised 09/08/2022);
- Drawing no. PE1415B - Existing and Proposed Elevations with roof cross-section (revised 09/08/2022);
- Drawing no. PE1415C - Existing and Proposed Side Elevations (dated 04/10/2022).
- ~~Drawing no. PE1415A - Existing Floor Plans and Elevations, with Proposed Floor Plans (dated 04/10/2022) - SUPERSEDED;~~
- ~~Drawing no. PE1415B - Existing and Proposed Elevations with roof cross-section (dated 04/10/2022) - SUPERSEDED.~~

Relevant Planning History

No relevant planning 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)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- SPG 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)
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Consultees

KCC Heritage - The site lies within an area of multi-period archaeological potential. However, it is considered unlikely that these proposals, immediately adjacent to the existing dwelling, would have a significant below-ground archaeological impact.

Local Ward Councillors - No comment received.

Neighbouring properties

Five surrounding properties were consulted and no representations were received. The consultation period expired 6th May 2022.

Preliminary Matters

The original submission proposed a two storey rear extension with substandard bedroom sizes contrary to Gravesham's Residential Layout Guidelines (RLG) (2020). The extension also projected beyond the flank wall of the property and there were concerns of overshadowing impacting on the neighbouring property. The agent was contacted regarding these concerns and amendments were submitted that demonstrated no overshadowing onto the neighbour and addressed the substandard rooms. These plans were received and accepted by the Local Planning Authority (16/08/2022).

Officer's Analysis

21 Sun Lane is a two storey semi-detached property located on the eastern side of the highway. The property has not previously been extended but has a part width single storey outrigger at the rear. It benefits from a large driveway and a generous rear garden.



This application proposes the erection of part two storey part single storey rear extension. The extensions will have the following dimensions

Single Storey Extension

- Depth - 6.15m
- Width - 4.75m (+2m)
- Height - 2.75m

Two Storey Extension

- Depth - 3m
- Width - 4.75m
- Height (max) - 6.85m
- Height (eave) - 5.2m



The extensions will create space for an open plan kitchen/diner and a new shower room on ground floor. There will be two new ground floor flank windows and a set of bifold doors out onto the garden. At first floor there will be a new shower room and two single bedrooms, with two rear facing windows.

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.

The proposed extensions will project beyond the flank wall of the property, which is contrary to Gravesham's Householder Design Guidance SPD (2021). The SPD states that rear extensions should not be greater than the width of the dwelling, and therefore not project beyond the flank elevation. However, in this case the extension would not be overly visible from the street scene and is similar to design features on the neighbouring property to the south, which has multiple side projections at both ground and first floor. Therefore, on balance the extension projecting beyond the flank wall is considered to be acceptable and would not have any detrimental impact on the street scene.

The proposed single storey extension will match the depth of the existing outrigger and have a flat roof. Although this extension is above the permitted development fall-back position for a prior approval larger homes extension, as it will match the depth of the existing projection it is considered to be acceptable.

The two storey extension is subservient and set-down from the ridge, is not excessive in depth and is considered good design.

Overall, the proposed development will have no impact on the character or appearance of the street scene

and subject to being constructed using matching materials is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

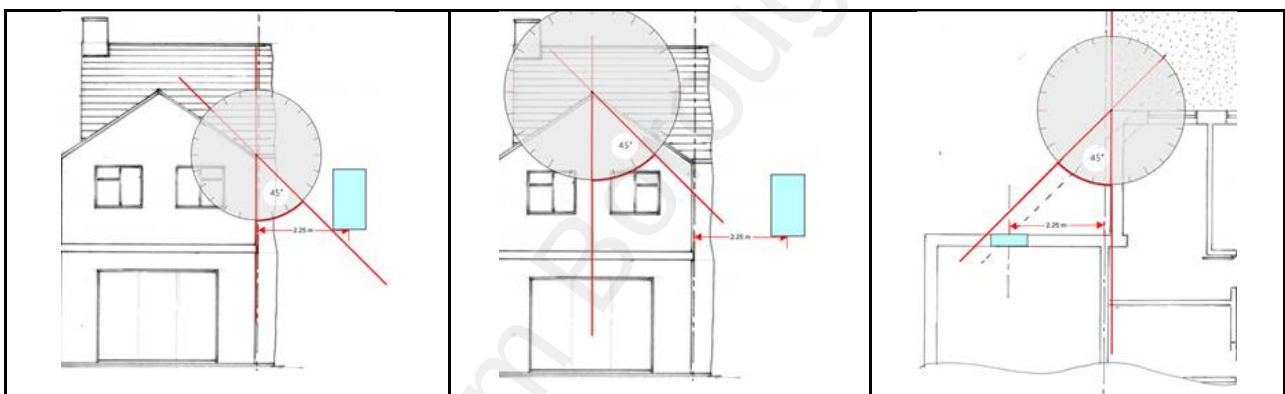
Amenity of Future Occupiers

The proposed extension will not impact on the amenity of future occupiers. The rooms have been reduced in size to single bedrooms, and have floor areas of 9.7m² and 7.3m² respectively. Gravesham's RLG states that a single bedroom should have a minimum floor area of 6.5m² and therefore the rooms accord with residential guidelines. Moreover the garden, post-development, will have a depth of 28.8m and an area of 161m². This exceeds the minimum garden size within the RLG for a three bedroom dwelling.

Overall, the development will safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The proposed development is not considered to cause any impact on the neighbouring property in terms of loss of privacy, overshadowing, sense of enclosure or loss of light. Although there were initial concerns with overshadowing from the extension, by virtue of the property being semi-detached and to the south of the neighbour, the BRE 45° daylight sunlight test below demonstrates that no significant overshadowing would result from the extension:



The BRE daylight sunlight test requires a 45° line to be drawn on plan form and elevation form, and if the line intersects the middle point of the neighbours window on both test, there would be unacceptable overshadowing. As shown above, the development fails on plan form, but does not fail on elevation form, and therefore is not considered to harm the amenity of the neighbour.

Furthermore, the neighbours window is 2.25m from the extension, which is considered to be sufficient distance to mitigate any sense of enclosure or loss of outlook.

No neighbour representations have been received in relation to this application.

As such, the proposed extension will safeguard the amenity of the neighbour in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

There are no parking or highway issues related to this proposal. There is sufficient space on the driveway to accommodate vehicles in accordance with Gravesham's adopted parking standards (SPG4) (2006).

Conclusion

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

The proposed extensions will be constructed using matching materials, are not excessive in size or bulk, will not dominate the original building and will have no impact on the character of the street scene. Moreover, the amenity of future occupiers and neighbouring properties will be safeguarded, and there are no concerns with parking provision.

As such it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	17 th August 2022	Dated:	17 August 2022