

Delegated Report

Householder Planning Application

Planning Application No: 20210931

Location: 14 Christianfields Avenue Gravesend Kent DA12 5NF

Description: Erection of a single storey rear extension and construction of a rear dormer extension, with 2 no. rooflights in the front elevation and conversion of the roof space into habitable rooms.

Applicant: Mrs Elizabeth Williams

Site Visit Date: 20/09/2021

Submitted Documents/Plans

- Application Form Received 16/08/2021;
- Drawing No: 0521P02 (Existing & Proposed Block Plans) Received 24/08/2021;
- Drawing No: 0521P01 (Existing & Plans Elevations and Site Location Map) Received 02/08/2021;
- Drawing No: 0521P12 (Proposed Elevations & Section AA) Received 02/08/2021;
- Drawing No: 0521P11 (Proposed Plans) Received 02/08/2021 and;
- Site Location Map Received 26/07/2021.

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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)

Consultations, Publicity and Representations

Kent Highway Service

No objection

Neighbouring properties

The application was advertised by way of site notice and letters to six surrounding properties. The consultation period expired on 24th September and no comments were received.

Analysis

Proposal

The application comprises two elements. The first is for the erection of a single storey rear extension which will project 4m from the rear elevation. The extension will be finished with a flat roof which will include two roof lights as well as double doors with windows either side in the rear elevation. The extension will allow for the creation of a kitchen diner.

The second element of the proposal is for the erection of a rear dormer with two roof lights in the front elevation. The rear dormer will span 4.2m across with a depth of 3.2m and an overall height of 2.5m. The dormer will be finished with a flat roof and include two windows in the rear elevation of which one will serve the bedroom and the second will serve a shower room.

Character and Appearance

The application site is a mid-terrace house in use as a single family dwelling. The property is currently a three bedroom house which has hardstanding to the front for off road parking, it has not been previously extended.

The proposed extensions are situated to the rear of the property and will not affect the general streetscape as they are not visible from a public vantage point. The proposed rear dormer could be constructed under permitted development rules and the single storey rear extension can be built up to three meters under permitted development.

The adjoining neighbours have rear extensions in the form of a conservatory at No.12 and a brick built extension at No.16. It is evident that there are similar rear extensions within the vicinity as well as rear dormers, so the proposed extensions will not be an out of character addition. The proposed extension will be built up to the boundary shared with No 12 and set away from the boundary shared with No.16.

The single storey rear extension is of an acceptable size and design and is subordinate to the host dwelling. It will be constructed using materials to match the existing house so this is considered acceptable in terms of size and design.

The rear dormer is set within the roof, below the ridgeline and away from the eaves. The dormer is acceptable in terms of design and size.

When taking both elements of the proposal into the consideration, the application is deemed compliant with local and national policy.

Amenity of Future Occupiers

The proposal will result in the creation of additional living space and an additional bedroom which are all compliant with the Council's technical standards.

Post development the property will retain approx. 164sqm of garden space which exceeds the council's minimum standards.

The proposal is considered to safeguard the amenity of future occupiers.

Neighbouring Amenity

The development is not considered to detrimentally impact outlook, privacy or light to the adjoining occupiers as it is minimal in scale as not excessively high.

In order to maintain privacy a condition will be imposed to ensure the window serving the shower room in the dormer is obscure glazed and top hung.

The proposal is considered to adequate safeguard the amenity of adjoining occupiers and therefore the proposal is compliant with CS19 of the Local Plan Core Strategy.

Parking and Highways

The proposal will result in an additional bedroom which increases the need for additional parking. Under the adopted standards in SPG 4 - KCC Parking Standards (2006) a parking space should be 5m deep x 2.5m wide.

The existing driveway has a depth of 6m and a width of 5.2m which is acceptable in terms of size, however where a parking space is in front of a door the minimum length for a drive in front of a door is 6m to allow the door to be opened whilst a vehicle is parked on the drive. Therefore it is considered that there is sufficient off road parking at the property.

Conclusion & Recommendation

The proposal is compliant with both local and national planning policy therefore permission is recommended subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	7 th October 2021	Dated:	07 October 2021