



Delegated Report

Householder Planning Application

Planning Application No: 20231254

Location: 16 Farmcroft Gravesend Kent DA11 7LT

Description: Erection of a first floor rear extension.

Applicant: Mr Singh

Site Visit Date: 25 January 2023

Submitted Documents/Plans

- Application form;
- Drawing no. 001 Rev. A – Site Location Plan, Existing Block Plan, Proposed Block Plan;
- Drawing no. 002 Rev. A – Existing Floor Plans, Ground and First Floor Plan;
- Drawing no. 003 Rev. A – Proposed Floor Plans, Ground and First Floor Plan;
- Drawing no. 004 Rev. A – Existing Elevations, Rear, South-west, North-east;
- Drawing no. 005 Rev. A – Proposed Elevations, Rear, South-west, North-east

Relevant Planning History

Reference	Description	Decision	Decision Date
20220534	Amendment to approved application 20211097 for demolition of existing conservatory and erection of a two storey rear extension, to allow a minor increase in the extension.	Permitted	20.07.2022
20211097	Demolition of existing conservatory and erection of a two storey rear extension.	Permitted	13.10.2021
20200942	Demolition of existing conservatory and erection of a two storey rear extension	Refused	12.11.2020
20200527	Demolition of existing conservatory and erection of two storey rear extension.	Refused	31.07.2020
20170789	Conversion of garage into habitable room with 1st floor extension above and erection of a two storey side extension.	Permitted	26.01.2018
20060101	Erection of two storey side extension to form enlarged kitchen with bedroom over.	Refused	23.03.2006
20020989	Erection of single storey side extension to form an enlarged kitchen and erection of a conservatory at the rear.	Permitted	30.01.2003
20000271	Erection of part two storey and part single storey side extension to form garage and dining room at ground floor level and 2 no. bedrooms at first floor level and construction of pitched roof over existing flat roof single storey front extension.	Permitted	22.05.2000

19980755	Erection of part two storey and part single storey side extension incorporating the existing garage to form enlarged garage and dining room with two bedrooms at first floor level.	Permitted	23.02.1999
19740359	Details pursuant to conditions (i), (ii), (iii), (iv) (v) (vi) in respect of residential development for 33 dwellings.	Approved	30.10.1974

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 (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- 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

No response from:
Ward Councillors

Neighbouring properties

8 surrounding properties were consulted – overall consultation expiry date was 29.12.2023 – no responses received.

Officer's Analysis

The application site consists of a two storey detached dwelling situated on the north-western side of

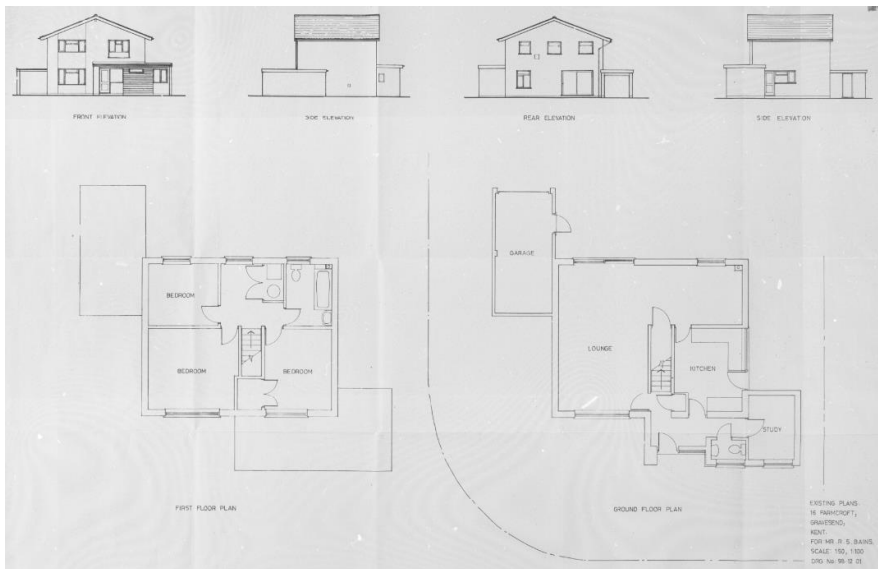
Farmcroft.

The proposal is for erection of a first floor rear extension.

Design, Character and Appearance

The property has been extended with a two storey rear extension and single storey rear and side extensions including rear conservatory, pitched roof to front addition and front porch.

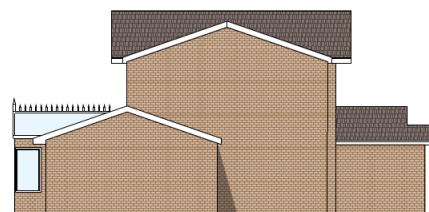
Original dwelling prior to extensions:



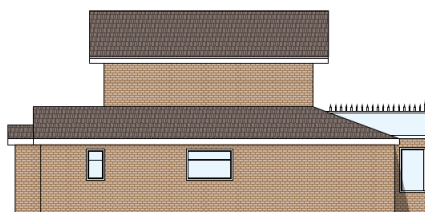
Existing dwelling:



Existing Rear Elevation



Existing South-West Elevation

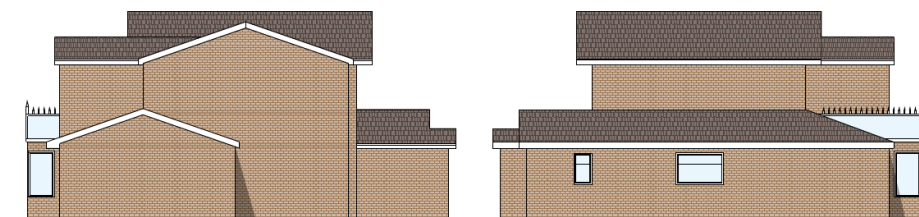


Existing North-East Elevation

Proposed Dwelling:



Proposed Rear Elevation



Proposed South-West Elevation

Proposed North-East Elevation

The proposed first floor rear extension would be constructed above the single storey side and rear extension on the south-western corner of the dwelling (above the rear element only). The existing pitched roof would be removed and the first floor rear extension built in line with the two storey south-west flank wall of the dwelling and not the flank wall of the single storey extension element so would not increase the overall width of the dwelling at all at first floor level. It would be modest in width and depth at 3.8m and 2.8m respectively. It would have a pitched roof which would be in keeping with the roof forms of the host dwelling. The roof would have a fairly shallow pitch not in keeping with the pitches of the other roofs of the dwelling but this means the extension is sufficiently set down from the ridgeline of the host dwelling. The external facing materials would match the host dwelling. Overall although the property has been significantly extended, it is considered the proposed first floor side extension would be a subservient addition that would not harm the overall scale or character of the existing host dwelling. In respect of design, character and appearance the proposal is therefore considered compliant with Policy CS19 (LPCS).

Occupier Amenity

As a first floor extension, the existing garden area and rear garden depth would not be affected and the extension would form an office so no additional bedrooms. As such there are no issues regarding occupier amenity and in respect of this matter the proposal is considered compliant with Policy CS19 (LPCS).

Neighbouring Amenity

The property to the rear is 27 The Downage, the nearest window in the rear elevation of this property is a dormer window. There would be a distance of some 27m between the window in the rear of this dormer window and the window in the rear elevation of the proposed extension (which would serve a home office), therefore no overlooking as this distance would exceed the 11m minimum between habitable and non-habitable rooms as set out in SPG2 (2020). At this distance also therefore would be no overshadowing or loss of outlook.

The properties to the south-west of the proposed extension are nos. 1&3 The Downage which are on the opposite side of the road. Due to the distance of the flank wall of the extension to the front of these properties (some 15m) there would be no impact regarding overshadowing or loss of outlook and as no windows in the flank elevation there would be no issues with overlooking.

In respect of neighbouring amenity the proposal is therefore considered compliant with Policy CS19 (LPCS).

Parking and Highway Safety

The proposal would not affect the existing parking and no bedrooms are proposed therefore no requirement for additional parking. In respect of parking and highway safety the proposal is considered compliant with saved Policy P3 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal would be acceptable in respect of design, character and appearance, amenity of occupiers, neighbouring amenity and parking and highway safety and is compliant with local and national planning policy in this regard.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	30th January 2024	Dated:	31 January 2024