



Delegated Report

Planning Application

Planning Application No: 20231226

Location: Singlewell Pharmacy 133 Singlewell Road Gravesend Kent

Description: Demolition of existing detached garage and erection of single storey rear extension.

Applicant: Mr Das

Site Visit Date: 25 January 2024

Submitted Documents/Plans

- Application form;
- Drawing no. 01 – Plans & Elevations As Existing;
- Drawing no. 02 – Plans & Elevations As Proposed;
- Drawing no. 03 – Location Plan As Proposed; and
- Drawing no. 04A – Block Plans As Existing & As Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
19850319	Erection of a detached single garage at the rear	Permitted	12.06.1985

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS08: Retail, Leisure and the Hierarchy
- CS11 - Transport
- 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 8 – Promoting healthy and safe communities
- Section 9 – Promoting sustainable transport
- 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);

Consultations, Publicity and Representations

Consultees

No response:
Ward Councillors

Neighbouring properties

6 surrounding properties were consulted plus site notice – overall consultation expiry was 8 January 2024 – one response received (objection) the comments of which can be summarised as follows:

No issue with the removal of the garage and proposed extension to the pharmacy however the size of the proposed parking bay is unrealistic and needs to be revisited;

The extension will come further out and not enable a car to park as it has been proposed;

Due to there being no drop down in Hillingdon Road they will have to reverse a vehicle onto a very narrow section of alley to be able to go back down to the Alfred Road drop down which is frequently blocked on a number of occasions;

Lack of communal space for flat above, with the extension the space for occupants will be removed and may encourage use of alley which will generate more noise than current time.

Officer's Analysis

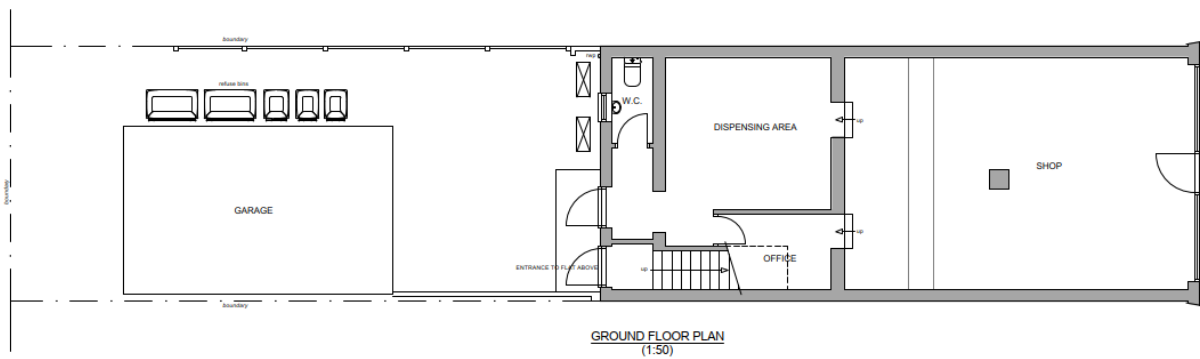
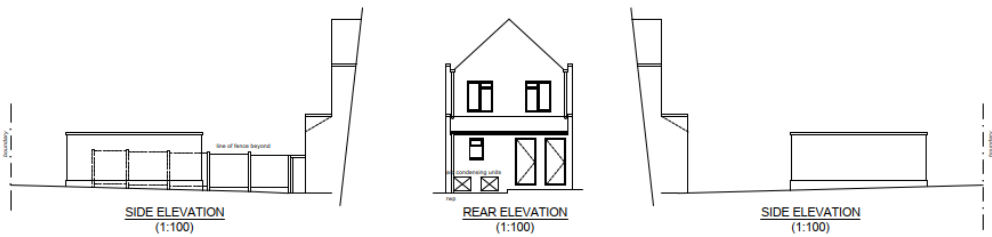
The application site consists of a two storey mid terrace building on the western side off Singlewell Road just down from the junction with Lingfield Road. The building is situated in a local centre and is in use as 'Singlewell Pharmacy' with a flat above. There is a detached garage to the rear:



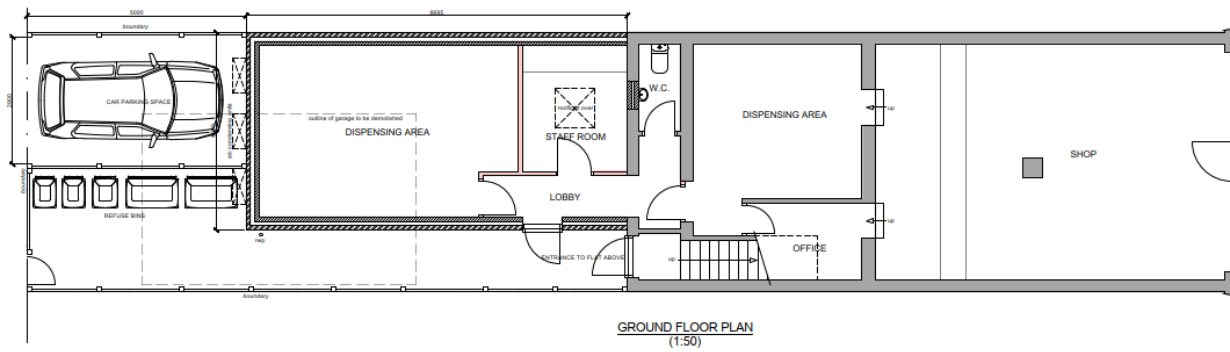
The proposal is to demolish the existing garage at the rear and erect a single storey rear extension to the pharmacy.

The extension would be 8.6m in depth and 4.5m in width. It would have a flat roof and range in height from 3.4m to 3.6m due to the slope of the land including the parapets. Excluding the parapets (only visible from the rear) it would range in height from 2.9m to 3.1m. Internally there would be a staff room, lobby and a second dispensing area.

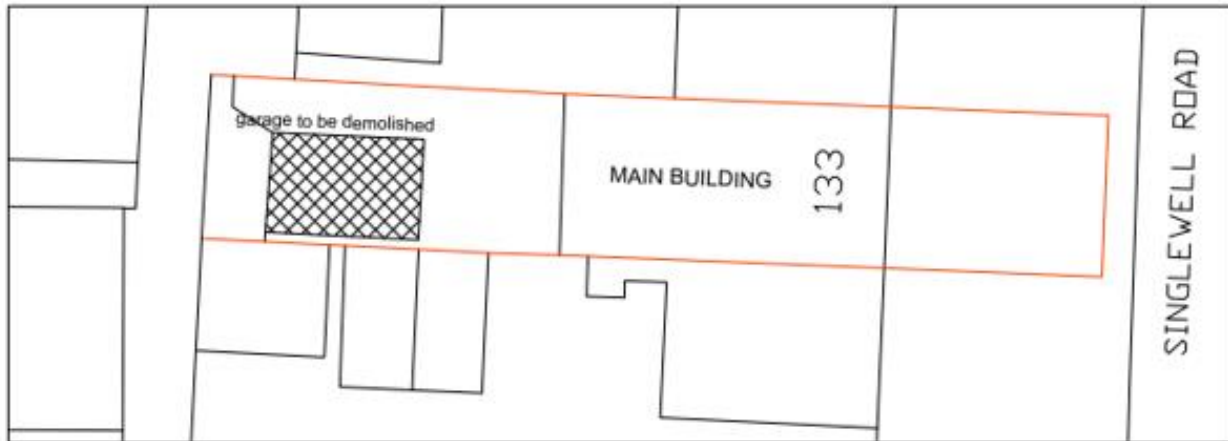
Existing floor plans and elevations:



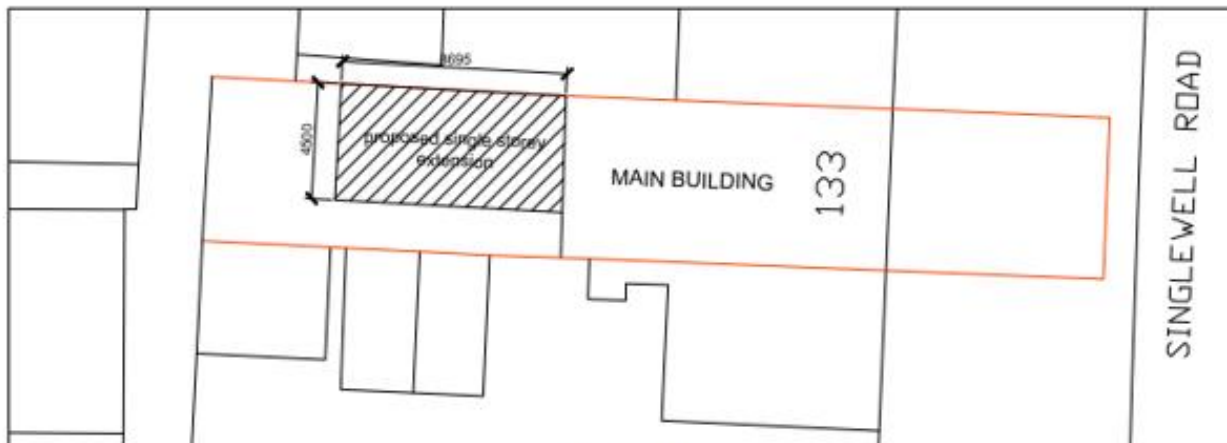
Proposed floor plans and elevations:



Existing and proposed block plan:



**BLOCK PLAN
AS EXISTING
(1:200)**



**BLOCK PLAN
AS PROPOSED
(1:200)**

Principle

The application site is located within the urban area where Policy CS02 (LPCS) states that development will be prioritised therefore the principle of the development is considered acceptable in principle.

Design, Character and Appearance

Policy CS19 (LPCS) requires new development to be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the local built, historic and natural environment and integrate well with the surrounding local area. In particular the design of new development should be derived from a robust analysis of local context and character and make a positive contribution to the street scene and the character of the area.

The application site is located within a Local Centre in a residential area. When looking at the rear of the terrace there have been a number of two storey and single storey rear additions and outbuildings which take up the majority of the rear gardens. The proposed single storey rear extension is large at 8.6m and it would be added onto the existing two storey rear extension meaning the overall depth of extensions on the rear of the building would be some 13m. Ordinarily such a depth would not be acceptable however, the context of the built development at the rear of the other buildings in the shopping parade is considered a key consideration. This can be seen from the below aerial image of the shopping parade:



As can be seen the rear gardens of a number of the buildings in the parade have extensive development on them. This includes the building to the south no. 135 which has a number of outbuildings in its rear garden covering the depth of the garden. No. 127 has a part two storey, part single storey extension plus a large outbuilding covering almost all of the rear garden and no. 123 on the southern end has a part two storey part single storey rear extension, the single storey rear extension is large at 10m in depth (permitted under ref. 20221276 and not visible in the aerial view above as only recently constructed but is shown below:



Given the extent of development to the rear of a number of rear gardens in the parade it is considered that the large resultant combined depth of the existing and proposed extensions at no. 133 would not be dissimilar to this.

Furthermore, the proposed extension is single storey and modest in height and being the second building in from the southern end of the terrace it would essentially be screened by all the outbuildings in the rear of no. 135 when the site is viewed from Hillingdon Road to the south. The 'streetscene' that the rear of the shopping parade faces onto is a back alley and therefore there is not any real sense of character and appearance here to be protected.

As such it is considered that whilst the proposed extension is very large, due to the extent of development in the rear gardens elsewhere in the parade and its back alley location, on balance the proposed extension is just about acceptable in respect of design and that a refusal would likely not be sustained at appeal.

In respect of design, character and appearance the proposal is therefore considered compliant with Policy CS19 (LPCS).

Amenity of Occupiers

The building is in use as a pharmacy with a flat above. The first floor is accessed from the rear of the building. As existing there is little in the way of a garden for the flat as the garage takes up most of the space. This is the case with all the buildings in the parade which have accommodation over the commercial premises but those flats have little in the way of amenity space due to all the built form in the rear gardens. There is currently some space between the rear of the building and the garage and alongside it. Under the proposal the space would just be a strip down the side of the garage acting as access to the flat and space for refuse bins. It is not good quality space but does exceed the 10 sq. m minimum required for flats (it is some 25 sq. m) and as stated there is very minimal good quality amenity space for any of the flats which are above the commercial premises in this shopping parade.

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

Neighbouring Amenity

The ground floors of the neighbouring buildings to the north and south, nos. 131 and 135, are in commercial use and not in residential use. As there are therefore no habitable windows of a residence at either adjacent premises it is considered that there are no issues regarding amenity to those premises.

There is an alley to the west of the site beyond which is no. 64 Hillingdon Road. Due to the distance of the extension from no. 64 Hillingdon Road and its height there would be no impact on the amenity or privacy of no. 64 Hillingdon Road.

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

Parking and Highway Safety

The existing garage would be removed but this would be replaced by a parking space in front of the garage which measures 5m deep x 3m which exceeds the minimum standard set out in SPG4 and is accessible from the Alfred Road end of the rear access. In respect of parking and highways the proposal is considered compliant with Policy CS11 (Transport) and saved Policy P3 (LPFR).

Refuse

There is sufficient space for the refuse bins for the commercial use and flat above as shown on drawing no.

02, therefore the proposal is acceptable in respect of refuse provision and in respect of this matter the proposal is in accordance with Policy CS19 (LPCS).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

Whilst the proposed extension is large particularly in combination with being added to an existing extension, given the context of the development in the rear gardens of many of the other buildings in this shopping parade, the back alley location and that that the extension would not be particularly visible from any of the public viewpoints of the adjacent streets such as Hillingdon Road, it is considered that on balance the development would just about be acceptable in respect of design, character and appearance. It would be acceptable in respect of occupier and neighbouring amenity and parking and highway safety.

Recommendation: Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	26th January 2024	Dated:	29th January 2024