



Delegated Report

Householder Planning Application

Planning Application No: 20211114

Location: 7 Lennox Avenue Gravesend Kent DA11 0HA

Description: Erection of single storey rear extension to form a shower room and toilet.

Applicant: Mrs Harbans Toor

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form Received 13/09/2021
- Drawing No: 21/05/04 (Existing/Proposed Block Plans) Received 07/10/2021;
- Drawing No: 21/05/01 (Existing Plans/Elevations and Location Map) Received 04/10/2021;
- Drawing No: 21/05/02 (Site Location Map) Received 04/10/2021;
- Drawing No: 21/05/03 (Proposed Plans/Elevations) Received 04/10/2021;

Relevant Planning History

Reference	Description	Outcome	Decision Date
2006025	Erection of single storey rear extension to form a shower room/wc	Permitted	05.05.2006
19860922	Erection of single storey rear extension to form enlarged living room kitchen and wc shower and lobby	Permitted	16.02.1987

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

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)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Local Ward Councillors

Councillor Sangha – No Objections
Councillor Hayer – No Objections
Councillor Wallace – No Objections

KCC Heritage

No comments to make

Neighbouring properties

The application was advertised by way of letter to 9 properties and the consultation period expired on 2/11/2021 and one comment was received.

The comments received requested information on the location of the extension and details on how/where to view the plans. No further comments were received

Analysis

Proposal

The proposal seeks the erection of a single storey rear extension which will be attached to an existing single storey rear extension. The proposed extension will project 3m and span some 2.1m with an overall height of approx. 3m to match the height of the existing extension. The extension will be constructed using materials to match the existing extension and will serve a shower room.

Character and Appearance

The application property is a two storey mid terrace house which has been previously extended at the rear circa 1986. A further application for a similar additional single storey rear extension to allow for the creation of a shower room was permitted in 2006, however this permission has now elapsed and works appears to have never been undertaken.

The adjoining properties appear to have similar flat roof single storey rear extensions of which some appear to have conservatories/canopies attached to these extensions to the rear. So large rear projections are common in this row of terraces with almost all having some sort of rear projection.

The proposed rear extension whilst modest on its own has a rear wall which is 7.6m away from the original property. It should be noted that a similar permission was granted in 2006 and whilst the policies have since changed, on balance the proposal is not deemed to be harmful as it is modest in scale and not excessive in height.

The extension is deemed acceptable and compliant with local and national planning policy.

Amenity of Future Occupiers

Post development the garden will still retain sufficient depth and the proposed shower room will be of an acceptable size so there are no concerns with regards to the Amenity of Future Occupiers.

Neighbouring Amenity

The proposal is not liable to impact light or outlook of 5 Lennox avenue, however there is a window facing this property. So a condition will be imposed to ensure this window is obscure glazed and top hung.

The adjoining occupier at No.9 will not be impacted in terms of privacy and due to the path of the sun there may be some overshadowing by the evening sun, however on balance the extension is modest in scale and not excessive in height, therefore the proposal accords with CS19 of the Local Plan Core Strategy 2014 and safeguards the amenity of future occupiers.

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended subject to conditions

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	14th November 2021	Dated:	15th November 2021