



Delegated Report

Planning Application No: 20211497

Location: Sealeys Estate Agent, 184-185 Parrock Street Gravesend Kent DA12 1EN

Description: Erection of single storey rear extension.

Applicant: Mr M Sears

Site Visit Date: 15/02/2022

Submitted Documents/Plans

- Application form;
- Drawing no. D-01 – SLP, Block Plan, Plans & Elevations As Existing;
- Drawing no. D-02 - SLP, Block Plan, Plans & Elevations As Proposed; and
- Design & Access Statement.

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS05 – Gravesend Town Centre Opportunity Area
- CS19 - Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- TC3 – Development Affecting Conservation Areas
- TC7 – Other Archaeological Potential

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)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places
- 16 – Conserving and Protecting the Historic Environment

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- SPG 4 - KCC Parking Standards (2006)
- King Street Conservation Area Character Appraisal (2009)
- Management Plan Gravesend Town Centre Conservation Areas (2009)

Consultations, Publicity and Representations

Consultees

KCC Heritage

The site lies within an area of multi-period archaeological potential, however I consider it unlikely that the proposed works will have a significant below-ground archaeological impact and have no further comments to make in this case.

GBC Conservation Architect

No comment received.

Neighbouring properties

16 surrounding properties were consulted plus site and press notices with an overall consultation expiry date of 7 January – no responses received.

Officer's Analysis

No. 184-185 Parrock Street consists of a three storey building with a single storey rear extension with the premises in use as an estate agents at ground floor with the basement and upper floors in use as offices. The site is located in the Gravesend Town Centre Opportunity Area, King Street Conservation Area, an Area of Archaeological Potential, Gravesend A226 One Way System Air Quality Management Area (AQMA) and the Thames Estuary And Marshes Ramsar Buffer Zone

The proposal is for a single storey rear extension on the rear of the existing single storey rear extension.

The principle considerations in the assessment of the application are:

- Design, Character and Appearance and Heritage issues
- Amenity of Occupiers
- Neighbouring Amenity
- Parking and Highways

Design, Character and Appearance

The existing single storey rear extension is flat roofed measuring 10.9m in depth, extending across the whole width of the rear elevation and 3.6m in height to the top of the flat roof. The proposed extension would extend from part of the rear of the existing extension and range from 6.3m – 6.5m in depth, would be 5.8m in width with a mono pitched roof. The extension would be faced with white render and concrete interlocking tiles. These do not match the materials of the existing extension but are considered acceptable in themselves.

The extension would result in a very lengthy addition (6.5m being added onto the existing 10.9m deep extension). The rear extension would be only 1m from the rear boundary and take up the majority of the remaining yard area. However, there are examples of other such deep extensions in the terrace the building is located in including at nos. 186 – 187 and no. 182 – 183 Parrock Street which are visible from the application site;



It is at the rear of the site which is landlocked and not visible from any actual publically viewable space. The yard area would be mostly taken up but given the site is not residential there is no need for minimum garden space. For these reasons it is considered the extension would be acceptable in terms of design and appearance. The extension would not be visible from the publically viewable point of the Conservation Area at the front in Parrock Street so the character and appearance of the King Street Conservation Area would be preserved. In regard of design, character and appearance the proposal is compliant with Policies CS19 and CS20 (LPCS) and saved Policies TC3 (LPFR).

Neighbouring Properties

Both of the neighbouring properties to the north and south are in commercial use (doctors and solicitors). No. 186-187 to the north is a doctors and has an extension even deeper than that proposed here. There are two windows in the south flank elevation serving a nurse consulting room. Given the set in from the boundary with no. 186-187 and the single storey nature of the proposal there would be no issues with overshadowing but in any case as stated no. 186-187 is in non-residential use. There is a door proposed serving a meeting room but again due to the non-residential use of the proposed extension and the neighbouring extension there is considered to be no issues regarding overlooking.

At no. 182 – 183 there is a set of doors in the rear elevation of the part of the building nearest the application site which have upper glazed panels, these doors serve the solicitors use at ground floor. Although the extension would extend 6.5m beyond these doors, given the single storey nature and that no. 182-183 is non-residential use it is considered there would be no undue material harm. No windows in south flank so no overlooking.

There are residential dwellings to the rear of the site which are in Edwin Street. Due to the single storey nature of the extension, existing brick boundary wall and distance to those properties (minimum of approx.

12m to the nearest part (the single storey rear extension of no. 11 Parrock Road) it is considered there would be no material impact on the amenity of the properties which border the site to the rear in Edwin Street.

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

Parking and Highway Safety

The proposal is adding a meeting room and two offices, the site has no off-street parking, given the town centre location close to public transport links it is considered there would be no undue impact on parking or highway safety. As such the proposal is considered compliant with saved Policy P3 (LPFR).

Any Other Material Planning Considerations

Archaeology – Although in an Area of Archaeological Potential KCC Heritage have advised that it is unlikely that the proposed works will have a significant below-ground archaeological impact. As such the proposal is considered compliant with saved Policy TC7 (LPFR).

Air Quality

The site is in the A226 One Way System Air Quality Management Area (AQMA) but as the proposal involves no residential use any impact of this is not relevant.

Ecology and Biodiversity

The site is in the Thames Estuary And Marshes Ramsar Buffer Zone but as the proposal involves no residential use this is not applicable.

Conclusion & Recommendation

The proposed extension is acceptable in respect of design, character and appearance, amenity of neighbouring properties and parking and highway safety and in this respect is compliant with local and national planning policy.

(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:	16th February 2022	Dated:	18 February 2022