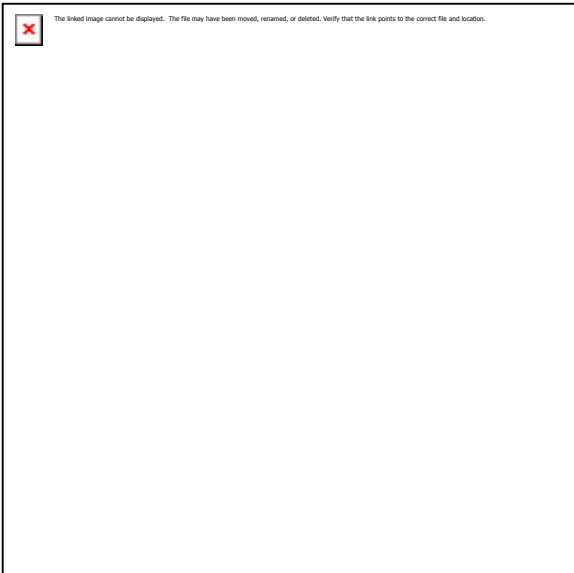




Delegated Report

Householder Planning Application

Planning Application No: 20220533

Location: 43 St Dunstans Drive Gravesend Kent DA12 4BH

Description: Erection of a single storey rear extension to form two bedrooms.

Applicant: Mrs Mary Chuku

Site Visit Date: Desk top

Submitted Documents/Plans

- Application form;
- Drawing no. 058-P-001 – Site Location and Existing Site Plan;
- Drawing no. 058-P-010 – Existing Ground Floor Plan;
- Drawing no. 058-P-012 – Existing Roof Plan
- Drawing no. 058-P-020 – Existing Elevations;
- Drawing no. 058-P-100 – Proposed Site Plan;
- Drawing no. 058-P-110 – Proposed Ground Floor; and
- Drawing no. 058-P-120 – Proposed Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20080387	Erection of single storey rear extension to form a kitchen/diner.	Permitted	04/06/2008

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development

- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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

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

None carried out.

Neighbouring properties

4 surrounding properties were consulted plus site notice with an overall expiry date of 1 July 2022 – no responses received.

Officer's Analysis

The application site consists of a two storey semi-detached dwelling situated off of the western side of St Dunstan's Avenue in one of the crescents fronting onto an open green.

The property has an existing conservatory structure which forms a part of the living area. It is proposed to demolish this and erect a single storey rear extension. The existing conservatory is 2.7m in depth, 5.2m in width and 2.8m in height to the highest point of the mono pitched roof of the conservatory. It is fully glazed on the rear and east side elevation.

The proposed extension would be 4.3m in depth, 9m in width (extending the full width of the rear elevation and extending out beyond the side wall) and 2.6m in height to the highest point of the mono pitched roof. It would have two sets of bi-fold doors and a single door in the rear elevation, a door in the front elevation and no windows or doors in either flank elevation. It would be faced with matching brickwork.

Design, Character and Appearance

The single storey rear extension is modest in terms of height. It would be preferable if the extension was to be built in line with the east flank wall rather than projecting beyond it but given that the extension is single storey and at the rear and so would be set well back from the front elevation, it would not have an overwhelming impact on the host dwelling and would still appear subservient. This is also helped by the modest height of the extension where there would still be a sufficient amount of the rear elevation of the host dwelling visible above the extension. Given the siting, scale and subservient nature of the extension it would not have any harmful impact on the character of the streetscene. In respect of design, character and appearance the proposal would be compliant with Policy CS19 (LPCS).

Amenity of Occupiers

Existing garden area (excluding parking areas) – 120 sq.m
Existing rear garden depth – 15.2m

Proposed garden area (excluding parking areas) – 91 sq.m
Proposed rear garden depth – 13.5m

The existing dwelling is three bedrooms and would be increased to a five bedrooms dwelling from the proposal. SPG2 states that for a property with four or more bedrooms the minimum garden shall be 100 sq.m and the minimum depth should be 10m. In this case the garden area would fall 9 sq. m under the minimum. The minimum depth would still be achieved however, and it should be noted that the applicant could potentially erect an extension up to 6m in depth from the original rear wall of the house which would result in an even more undersized garden area than that which would be caused here. On balance it is considered the garden area and depth would be acceptable in respect of occupier amenity

Two bedrooms are proposed in the extension which would be 12.3 sq. m and 11.8 sq. m and are both shown to be double bedrooms. The Technical Housing Standards state that for a double bedroom they shall have a minimum size of 11.5 sq. m – both bedrooms would exceed this.

The kitchen/diner would be more enclosed with the only opening being the window in the east flank although there would be the existing door and window in the rear retained which would look out onto the corridor between the two bedrooms. On balance it is considered there would be sufficient light and ventilation to this room.

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

Neighbouring Amenity

The proposed extension would be 4.3m in depth, 9m in width (extending the full width of the rear elevation and extending out beyond the side wall) and 2.6m in height to the highest point of the mono pitched roof. This would be 1.6m greater in depth than the existing conservatory, 3.8m greater in width and 200mm less in height.

The neighbouring property to the west is no. 41 St Dunstons Drive which does not have any extensions to the rear, the nearest window to ground floor appears to serve a living room. The proposed single storey rear extension would just project beyond the 45 degree line from this window on plan but not on elevation, thereby as not failing both this denotes there would be no undue overshadowing caused to the living room window. There are no windows proposed in the west flank elevation therefore no overlooking.

The neighbouring property to the east is no. 45 St Dunstons Drive. The nearest window at ground floor serves a kitchen. The proposed single storey rear extension would project beyond the 45 degree line from this window on plan but not on elevation, thereby as not failing both this denotes there would be no undue overshadowing caused to the kitchen room window. It should be noted that planning permission was granted in 2008 (ref. 20080387) which was similar to that proposed here – it was 3m in depth and

so less depth than that proposed here but did extend across the whole of the rear elevation and project beyond the east flank wall as is proposed here and was of slightly greater height. There are no windows proposed in the east flank elevation therefore no overlooking. There is a new window proposed in the east flank of the original host dwelling to serve a kitchen. Given this is at ground floor level and would serve a non-habitable room and could be inserted under permitted development this window is considered acceptable.

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

Parking and Highway Safety

The property is currently three bedrooms and would increase to five bedrooms. The whole of the front garden is hard paved with space for three cars. SPG4 states that for properties with four or more bedrooms there shall be a maximum of three spaces. As such the property would still have sufficient off-street parking provision and in this respect the proposal is compliant with saved Policy P3 (LPFR).

Other

Use/Layout – The layout of the extension would be two bedrooms with a corridor leading out to the rear garden with a front door in the front elevation. The extension does not provide principle rooms (i.e bedroom, kitchen, bathroom, living etc) but there is still concern that given the layout of the extension and the door that it could potentially be used as independent accommodation separate from the rest of the house. There is the connecting doorway internally from the kitchen/dining room to the extension and it is considered prudent that conditions are attached to ensure this would be retained and the extension not used for separate accommodation at any time.

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal is considered acceptable in respect of design, character and appearance, occupier and neighbour amenity and parking and highway safety. As such permission is recommended.

(For detailed conditions / reasons for refusal 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:	20th July 2022	Dated:	20 th July 2022