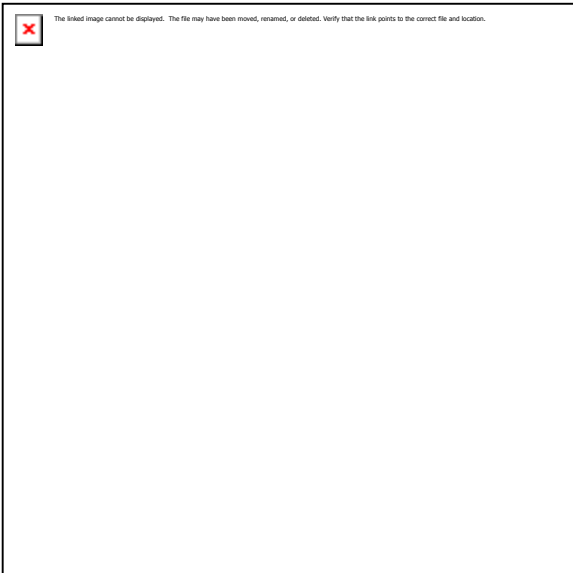




Delegated Report

Householder Planning Application

Planning Application No: 20220256

Location: 104 Darnley Road Gravesend Kent DA11 0SN

Description: Erection of a single storey rear extension

Applicant: Ms Joanna Palmer

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form Received 09/03/2022
- Drawing No: 002 (Existing and Proposed Floor Plans) Received 09/03/2022;
- Drawing No: 001 (Existing and Proposed Block Plans and OS Map) Received 09/03/2022;
- Drawing No: 003 (Existing and Proposed Elevations) Received 09/03/2022;

Relevant Planning History

Reference	Description	Outcome	Decision Date
20100043	Application for non-material amendment to planning permission reference number 20090289 relating to alterations to door and windows openings on new extension and infilling of door on existing dwelling.	Approval Non Material Amendment	11.02.2010
20090631	Application for Lawful Development Certificate for the installation of solar panels on the south side elevation.	Certificate Granted	29.09.2009
20090289	Erection of single storey rear extension to form a kitchen and an entrance canopy at the front.	Permitted	04.06.2009

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
- CS20 - Heritage and the Historic Environment

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- TC3 - Development Affecting Conservation Areas

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

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
- Section 16 - Conserving & enhancing the historic environment

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Darnley Road Conservation Area Appraisal (2009)
- Management Plan - Suburban Conservation Areas (2009)

Consultations, Publicity and Representations

KCC Heritage

The site lies within an area of multi-period archaeological potential. However it is consider unlikely that these proposals would have a significant below-ground archaeological impact.

GBC Conservation Officer

No comments received.

Neighbouring properties

The application was advertised by way of site notice and letter to four surrounding properties. The

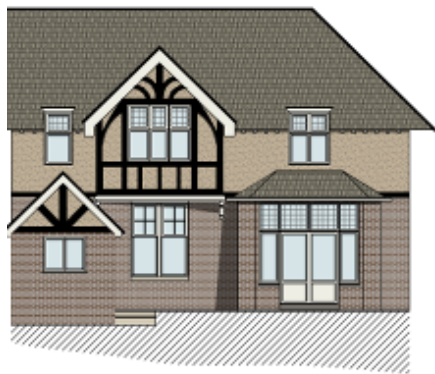
consultation period expired on 8th April and no comments were received.

Analysis

Proposal

The proposal seeks the erection of a single storey rear extension. The extension will project a total of 8m from the original rear elevation and will span part width at approx 6.2m at its widest. The extension will be finished with a flat roof which will include a roof lantern and have an overall height of approx. 3.2m. The extension will include three windows in the rear elevation and a further two windows and a door in the southern elevation. The proposal will allow for the creation of a larger kitchen diner, utility and a toilet.





Existing West Elevation



Existing South Elevation

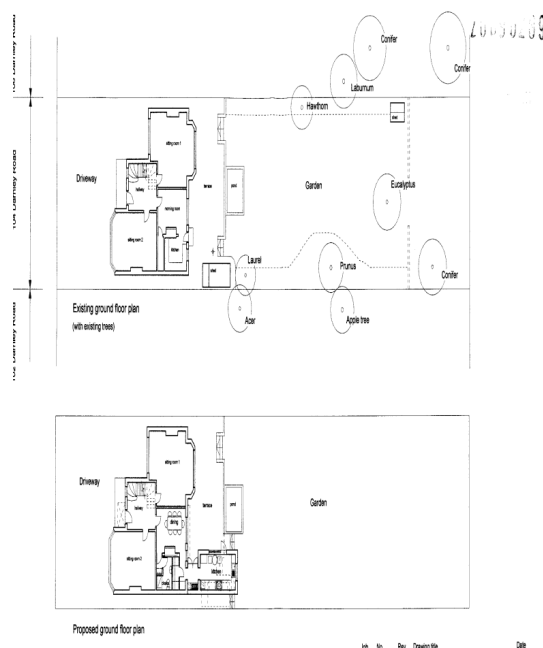


Character and Appearance

The site is located within the Darnley Road Conservation Area. The principle issue in determining this application is whether the proposed development will preserve or enhance the character and appearance of the Darnley Road Conservation Area.

The application site is an attractive detached house in use as a single family dwelling. The property has been previously extended by way of a part width single storey rear extension circa 2010.

Below images shows extension permitted under reference 20090289



The previous extension was modest in scale and was finished with a dual pitch roof to compliment the host dwelling. The current proposal seeks to incorporate part of the existing roof of the above extension to the new. Looking at the below screen shot from google maps, it is evident that the rear of the properties in the conservation area comprise a mix of extensions in terms of size, scale and design and so the proposed would not be an out of character addition.



The extension is not visible from any public vantage point and will not impact on the street scene. As such it is considered that the proposal would be in accordance with Policy CS19 of Gravesham's Local Plan Core Strategy 2014 and Section 12 of the National Planning Policy Framework 2021. Moreover, the proposal is not considered to impact on the Darnley Road Conservation Area as no alterations will be visible from a public vantage point. Therefore, the development is in accordance with statutory test 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy CS20 of the Gravesham Local Plan Core Strategy 2014, saved Policy TC3 of Gravesham's Local Plan First Review 1994 as well as Section 16 of the National Planning Policy Framework 2021.

Amenity of Future Occupiers

The property benefits a large garden and so post development the amenity space will be plentiful and so the amenity of future occupiers is safeguarded.

Neighbouring Amenity

The proposal is not liable to impact light or outlook to the property known as No.102 Darnley Road as the extension is set away from this properties boundary. In terms of privacy, there will be a window and door facing this property which will serve the kitchen/dining area. However given the distance between the properties and the current boundary treatment in place these windows would not impact privacy any more than the existing window and door which serve the existing single storey rear extension.

The property known as No.106 Darnley Road will not suffer from a loss of privacy as there are no windows proposed in the elevation that face this property. In terms of light and outlook, the impact will be no greater than the existing single storey extension currently in place.

The proposal does show a toilet window in the rear elevation which will be conditioned to ensure it is obscure glazed and top hung to maintain neighbouring privacy, furthermore an additional condition to ensure there are no further window or door openings added to the flank elevations will be imposed.

Parking and Highways

The proposal will not impact existing parking arrangements so there are no concerns in this regard.

Conclusion & Recommendation

The application has been fully considered and is in accordance with local and national planning policy. The extension is not visible from any public vantage point, will be constructed using appropriate materials and will not impact on the character of the Darnley Road Conservation Area. Moreover, the development will safeguard the amenity of future occupiers, as well as adjoining properties. Therefore it is recommended that planning permission is granted, subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	28th April 2022	Dated:	29 April 2022