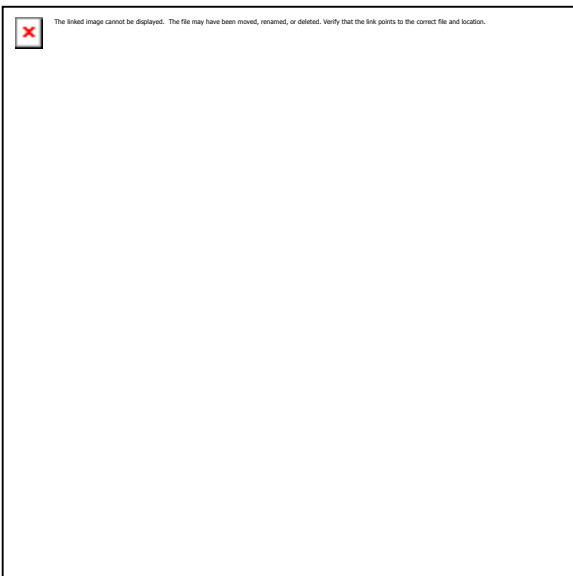




Delegated Report

Householder Planning Application

Planning Application No: 20220287

Location: 94 Ferndale Road Gravesend Kent DA12 5AE

Description: Retention of single storey rear extension and patio.

Applicant: Ms Temitope Olayinka George

Site Visit Date: 6TH May 2022

Submitted Documents/Plans

- Application form Received 17/03/2022;
- Site Location Map Received 17/03/2022;
- Drawing No: LIVARCH/94FR/105 (Existing Site Plan) Received 17/03/2022;
- Drawing No: LIVARCH/94FR/106 (Proposed Site Plan) Received 17/03/2022;
- Drawing No: LIVARCH/94FR/101 (Existing Plans) Received 17/03/2022;
- Drawing No: LIVARCH/94FR/102 (Proposed Plans) Received 17/03/2022;
- Drawing No: LIVARCH/94FR/103 (Existing Elevations) Received 17/03/2022;
- Drawing No: LIVARCH/94FR/104 (Proposed Elevations) Received 17/03/2022;

Relevant Planning History

Reference	Description	Outcome	Decision Date
20210747	Erection of a single storey rear extension.	Permitted	15.09.2021
20210355	Application for a Lawful Development Certificate in respect of a proposed single storey rear extension.	Certificate Refused	03.06.2021
20201278	Retrospective application for the retention of an outbuilding in the rear garden for ancillary accommodation.	Permitted	17.02.2021
20200707	Single storey rear extension with a depth of 5 metres,	Refused	28.08.2020

	maximum height of 3.3 metres and eaves height of 3.3 metres.		
20171306	Retention of two storey side extension and the continued use of the existing garage as a residential annexe.	Withdrawn	01.04.2018

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

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

- P3 – Vehicle Parking Standards

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)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

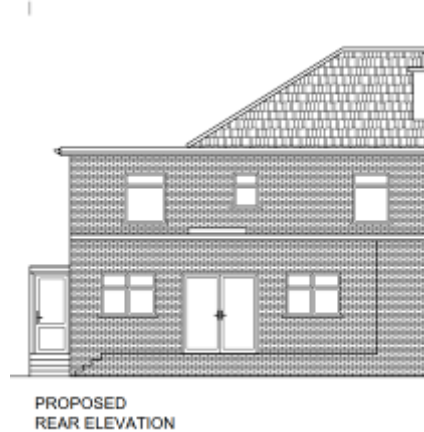
Neighbouring properties

The application was advertised by way of site notice and letters to 14 surrounding properties. The consultation period expired on 29th April 2022 and no comments were received.

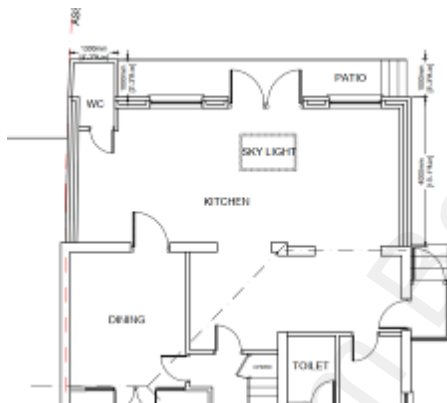
Analysis

Proposal

The proposal seeks the retention of a single storey rear extension and a patio. The primary part of the rear extension will project 4m from the rear elevation of the main house and a further modest projection of 1m will be formed in the north east elevation to allow for a w/c.



The extension will span the entire width of the existing house and will have an overall height of 3.7m from the natural ground level with a flat roof and a roof lantern. The rear elevation will include two windows and double doors to allow for access and a 1m deep raised patio area will be created which will be approx. 0.65m from the ground level. The patio area will span approx. 7.1m and will be covered by a 1m canopy which will project off the main extension.

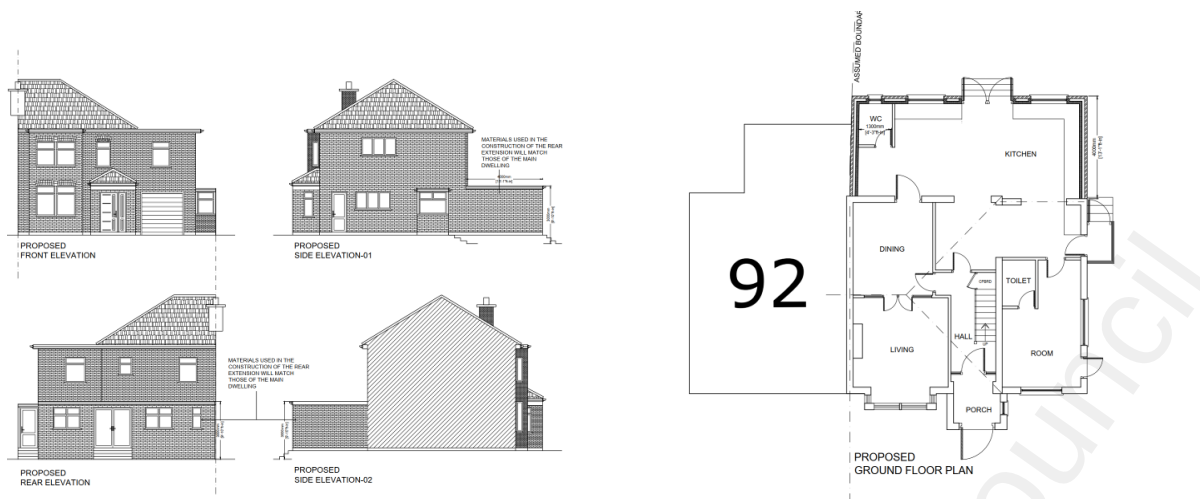


Character and Appearance

The application property is a two storey semidetached house which has been previously extended. There is a two storey side extension with a flat roof which has been in place for some time and includes a garage which is currently in use as a habitable room. There is also a large outbuilding in place which was granted permission in 2021 to include ancillary accommodation.

A rear extension was granted permission under reference 20210747. However the extension granted permission for an overall height of 3m and did not include any roof lanterns, canopies or raised platforms. The extension built has an overall height of 3.7m from the ground level and also includes a sky light in the roof as well as a canopy which projects a further 1m from the extension and includes a raised platform.

Previous application granted permission under 20210747



Current Extension



As can be seen above, what has been built is not in accordance with the approved plans under 20210747. The revised plans show the extra additions, including a further rear projection which will accommodate a toilet, this part of the proposal has not yet been built.

The proposed extension is fairly similar in terms of design and scale to what was previously permitted. The raised platform is modest in scale and is in place to assist with access to and from the extension. The canopy in place is also fairly modest and acceptable in terms of design and scale. The roof light however is shown as a flat roof light, however it is evident from the enforcement officer's visit in february that this roof llight has a pitched projection and is not necessarily to scale on the submitted plans. The roof light is not considered to be a harmful addition to the extension.



The proposal is large, however on balance is considered to be acceptable in terms of CS19 of The Local Plan Core Strategy 2014.

Amenity of Future Occupiers

Post development there will be adequate amenity space for occupiers as the property benefits a large rear garden. The garden has a minimum depth of 13.1m and an overall area of approx. 248sqm. The proposal is therefore deemed compliant with CS19 of the Local Plan Core Strategy.

Neighbouring Amenity

The adjoining property known as No. 92 Ferndale Road already has a rear extension in place. The proposed extension would have a marginal impact on light levels to No.92. as it is of solid construction as opposed to the mainly glazed conservatory in place at the neighbouring property. However, as it is not excessively high and has no windows proposed in the elevation which faces No.92, it would neither materially harm the light received to - or outlook enjoyed from - no.92, nor impact upon either privacy.

The other boundary the property shares is with a rear access way, the proposed is situated away from this boundary and so there are no concerns with regard to encroachment or impact on amenity.

No neighbour representations have been received.

It is considered that the proposal adequately safeguards the amenity of neighbouring properties and is compliant with CS19 of the Local Plan Core Strategy 2014.

Parking and Highways

The proposal will not affect any existing parking arrangements and the applicant is not seeking additional bedrooms and so the proposal is deemed acceptable in this regard.

Conclusion & Recommendation

The proposal has been fully considered and is deemed compliant with local and national planning policy and so permission is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
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Signed:		Signed:	
Dated:	11th May 2022	Dated:	11 March 2022

Gravesham Borough Council