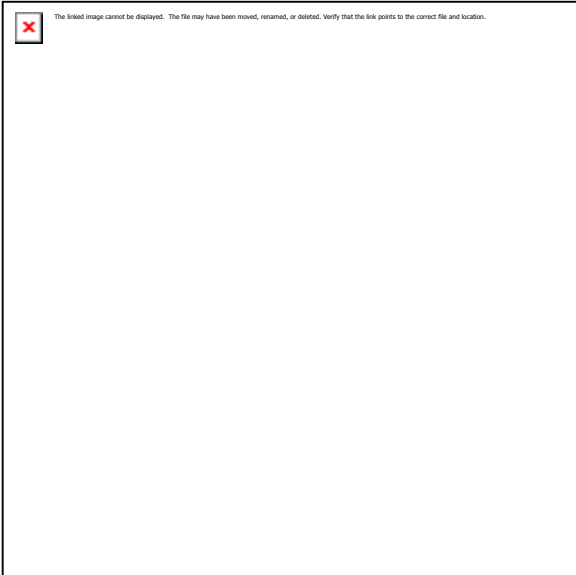




Delegated Report

Householder Planning Application

Planning Application No: 20220312

Location: 13 St Francis Avenue Gravesend Kent DA12 4SJ

Description: Demolition of existing single storey rear extension and erection of a larger single storey rear extension. Conversion of the existing garage to a habitable room with front extension of the porch incorporating new living area.

Applicant: Mr J Patel

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: S04 (Existing Plans, Elevations and Site Location Map)
- Drawing No: S01 (Existing Block Plan)
- Drawing No: S02 (Proposed Block Plan)
- Drawing No: S05 (Proposed Plans & Elevations)

Relevant Planning History

Reference	Description	Outcome	Decision Date
19960341	Erection of a part two storey and part single storey rear extension to form enlarged dining room, kitchen and storeroom at ground floor level with a bedroom and an enlarged bedroom at first floor level and repositioning of existing garden shed.	Permitted	26.07.1996
19970144	Application for Lawful Development Certificate in respect of the proposed erection of a single storey	Certificate Granted	03.04.1997

	rear extension to form a kitchen and storeroom.		
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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

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); and

Consultations, Publicity and Representations

KCC Heritage

The site lies within an area of multi-period archaeological potential. However, I consider it unlikely that these proposals, immediately adjacent to the existing dwelling, would have a significant below-ground archaeological impact and have no further comments to make in this case.

Neighbouring properties

The application was advertised by way of letter to six surrounding properties. The consultation period expired on 09/05/2022 and no comments were received.

Analysis

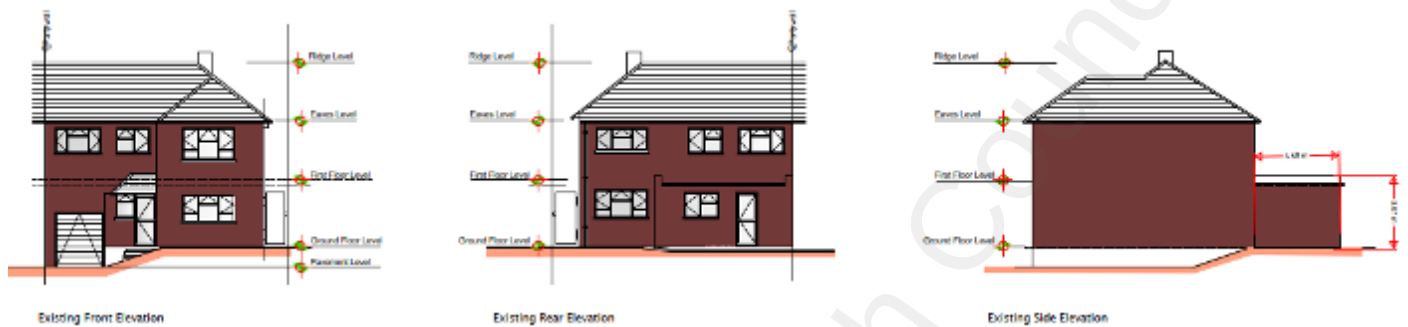
Proposal

The proposal seeks the demolition of an existing single storey rear extension and erection of a larger single storey rear extension. Conversion of the existing garage to a habitable room with front extension of the

porch incorporating new living area.

The new rear extension will span full width and will project no more than 6m, the extension will be finished with a flat roof and height of no more than 3.1m. The extension will include a door in the rear elevation in addition to a bifold door. There will also be a roof lantern. The extension will allow for a utility room and a kitchen area.

Existing Elevations



Proposed Elevations



To the front the front extension will project 1.4m and span 2.5m. The extension will result in the rearrangement of internal floor levels and the garage door will be replaced with a window to match the existing, the remaining voids will be closed with bricks to match the existing. The extension will be finished with a monopitch roof which will be approx. 3.8m at its highest point from the natural ground level. The extension will result in the creation of a study room.

Character and Appearance

The application site is a semi detached house in use as a single family dwelling. The property has been previously extended by way of a single storey rear extension for which a lawful development certificate was sought in 1997. The front porch also appears to be a later addition which has possibly been constructed under permitted development rules.



There was a further planning consent in 1996 for a part two storey and part single storey rear extension, however it would appear that these works were never undertaken. As can be seen from the below google imagery, it is evident that there are several single storey rear extensions within the vicinity and so the proposal is not deemed uncharacteristic of the area.



The rear extension is considered to be large and will add approx. 54sqm of additional living space. The original house is approx 63sqm, however a 6m single storey rear extension could be constructed by way of prior approval consent. On balance this element of the proposal when considering other extensions in the area is acceptable and adequately designed using materials to match. Furthermore as this extension is not visible from a public vantage point, it is not considered to result in harm to the streetscape.

The single storey front extension is acceptably designed and modest in scale. The proposal does not show any changes to external ground levels and is therefore acceptable.

The proposal is therefore considered to comply with CS19 of the Local Plan Core Strategy 2014.

Amenity of Future Occupiers

Post development the garden depth is above the minimum standards set by the Council with depth of approx. 17m and an area of approx. 178sqm and so the proposal is considered to adequately safeguard the amenity of future occupiers.

Neighbouring Amenity

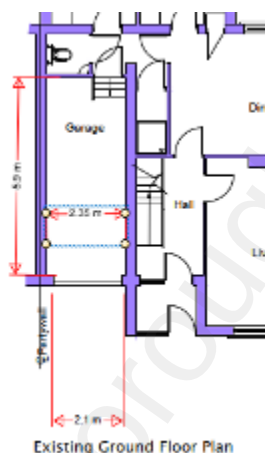
The front extension is not considered to impact light, outlook or privacy of adjoining occupiers due to its modest scale. The adjoining part of the semi has a garage next to the proposed front extension so there is not risk of material harm in terms of loss of light or outlook.

The single storey rear extension is contained within the property boundary and is not excessive in height. It does not impact levels of light to No. 15 due to the path of the sun, furthermore this property is set away from the common boundary which further limits any potential loss of outlook.

The adjoining neighbour at No.11 may suffer from some limited shading, however this would not be any more than what is experienced with the existing single storey rear extension. The proposal is therefore considered to adequately safeguard the amenity of neighbouring properties.

Parking and Highways

The proposal will result in the loss of a garage, however there will still be a parking space to the front of the property. There is also additional scope of parking to the front of the property however this would result in the loss of the remaining soft landscaping.



Under the adopted standards in SPG 4 - KCC Parking Standards (2006) a parking space should be 5m deep x 2.5m wide, and a preferred garage space for a single car should be 5.5m x 3.6m. The garage internally is a minimum of 5.9m by 2.3m. Therefore the existing garage space would not be fit for purpose necessarily to accommodate a modern day car and would therefore not probably be used other than for domestic storage.

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:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	27th May 2022	Dated:	27 May 2022