

Delegated Report

Householder Planning Application

Planning Application No: 20230329

Location: 69 Whitehill Lane Gravesend Kent DA12 5LU

Description: Demolition of existing conservatory and construction of a single storey rear extension.

Applicant: Paula Cooneyhan

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 01/04/2023;

Drawing Number PL-169-01 (Site Location Plan, Block Plan, Elevations, Floor Plan and Roof Plan – Existing); and

Drawing Number PL-169-02 (Block Plans, Elevations, Section, Floor Plans and Roof Plan – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20040780	Formation of a vehicular access onto a classified road.	Permitted	19.10.2004

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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

Consultees

Ward Councillors – No comments received

Neighbouring properties

Four surrounding properties were consulted, and a site notice was displayed on 11th April 2023. No representations were received, and the consultation period ended on 5th May 2023.

Officer's Analysis

Design, Character and Appearance

69 Whitehill Lane is a two-storey terraced house located on the Northern side of the highway. The property is block paved to the front for off road vehicular parking with a garage to the rear. There is currently a raised platform extending from the rear elevation with conservatory.



The application proposes the demolition of the existing rear conservatory and the erection of a single storey rear extension.

The proposed rear extension will have a flat roof at a height of 3.36m. It will be constructed on the existing raised platform with a total height of 4m. It will extend beyond the rear wall by 4m with a proposed width of 6m.

The extension will create space for a family room and shower room with w/c. There will be a roof lantern and patio doors leading to the rear garden. There will be 3 no. windows to the rear elevation, one serving the newly formed w/c which will be conditioned to be obscure glazed to Pilkington Level 3 or above (or the nearest equivalent standard).

It will be constructed using render / brickwork to match existing.

The proposed single storey rear extension is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene and is therefore in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the NPPF (2021).

Amenity of Future Occupiers

Gravesham's Residential Guidelines state that a three-bedroom property should have a minimum garden area of 60 meters squared and a minimum depth of 10m.

The garden post development complies with the recommendations with a depth of 14.87m and an area of 83.46m².

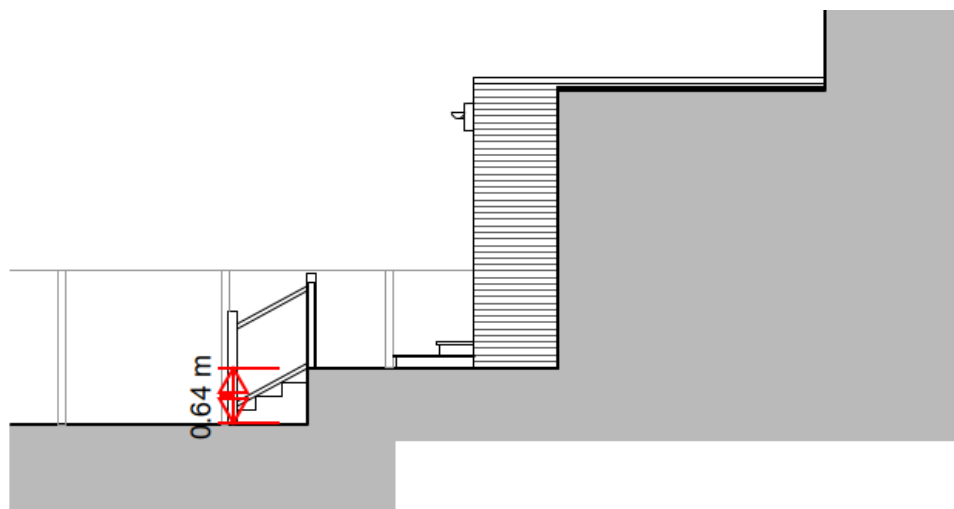
Therefore, the development will safeguard the amenity of future occupiers. As such, the extension is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021)

Neighbouring Amenity

As shown on the plans provided, there is a raised platform extending from the rear elevation at a height of 0.64m, on which the existing conservatory currently stands. There is no planning history for the platform, however this would now be exempt from enforcement action due to passage of time passed, as shown in the Google Earth image below dated April 2019:



The application looks to retain the raised platform at the same height of 0.64m as shown below. The extension will therefore have an overall height of 4m:



Proposed Side Elevation

Scale 1:100

The neighbouring property at No.67 has an existing extension which the proposal will be built in line with. Therefore, the proposal is not liable to affect the amenity of this property in terms of loss of privacy or outlook.

The neighbouring property at No.71 is also unlikely to be affected in terms of loss of privacy or outlook as the proposed extension is of a modest size and not excessive height. Furthermore, the proposal is substantially clear of the '45-degree rule' as outlined in Gravehsam's Residential Layout Guidelines.



There may be a minimal amount of overshadowing due to the path of the sun however this is not considered to harm amenity.

Lastly, the neighbouring privacy is safeguarded as the extension does not propose windows in the flank elevations.

Therefore, the development is not considered to have any detrimental impact on the amenity of neighbouring properties and is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy.

The extension is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. The development will safeguard the amenity of future occupiers and will have not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	30th May 2023	Dated:	30th May 2023