

Delegated Report

Householder Planning Application

Planning Application No: 20220830

Location: 152 Lower Higham Road Gravesend Kent DA12 2NN

Description: Retrospective application for the erection of single storey rear extension.

Applicant: Mr S Singh

Site Visit Date: 04.10.22

Preliminary Matters

It is noted that the application form mentions vehicle access and hard standing in the materials section. This is not a consideration under this proposal as this assessment is dealing with the single storey rear extension only.

Additionally, the agent was contacted 20.10.22 to request the plans are updated to accurately reflect the fenestration of the extension, as built on site. A revised plan was supplied to address this issue on 02.11.22.

Submitted Documents/Plans

Application Form;
Drawing No. P02 P2 – REVISED Block Plan and Site Plan – Existing;
Drawing No. P03 P2 – REVISED Floor Plans and Elevations – Pre Existing and As Built; and
Drawing No. P02 P2 - REVISED Block Plan – Proposed.

Superseded Plans

~~Drawing No. P02 P2 – Block Plan as Existing with Site Location Plan (received 07.09.22);~~
~~Drawing No. P02 P2 – Block Plan as Proposed (received 30.08.22);~~
~~Drawing No. P03 P2 – Floor Plans and Elevations (received 30.08.22); and~~
~~Drawing No. P03 P2 – Floor Plans and Elevations – Pre Existing and As Built (received 27.09.22).~~

Relevant Planning History

No relevant history.

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

- SPG2 - 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); and
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Ward Councillors

No comments.

Neighbouring properties

A site notice was displayed on 04.10.22, 2 surrounding properties were consulted and 5 responses were received. The overall consultation period expired 28.10.22.

The 5 responses received were all objections to the proposal and included the following concerns regarding:

- Smells
- Noise
- Disturbance
- Mess
- Discontent that works were carried out before obtaining planning permission
- Parking issues (whilst works were carried out)
- Concerns about mains drainage

It is important to note that these concerns are related to issues experienced during the construction of the extension which has already been undertaken and do not relate to the extension itself. As such they are not considered material planning considerations. The fact that the extension has already been constructed bears no relevance to the determination of this application.

Officer's Analysis

152 Lower Higham Road is a two storey semi-detached property located to the south east of the highway.



This application is for the retention of a single storey rear extension.

Design, Character and Appearance

The extension is used as an enlarged kitchen area. It joins a pre-existing part width extension to span across the width of the rear elevation. In total, the development has a height of 2.97m (3.29m inclusive of roof lantern), a depth of 3.62m and width of 6.50m. It was noted when visiting the site that the height and depth of the extension is not dissimilar to the extensions at neighbouring properties; numbers 154 and 150 Lower Higham Road.

The extension is considered subservient to the main dwelling, and the external materials of brick walls, black rainwater goods and double glazed windows and doors are considered acceptable. Additionally, the extension does not impact the street scene as it is located to the rear of the dwelling. Therefore, the development is in accordance with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth, along with expected room sizes. 152 Lower Higham Road meets this criteria, and as such, the development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Neighbouring Amenity

As aforementioned in this report, the objections received regarding this retrospective application are not material planning considerations.

The development is similar in depth and width to the extensions at adjacent neighbouring properties and there are no windows in the flank elevations. Therefore, the single storey rear extension is not considered to detrimentally impact the amenity of neighbouring properties in terms of loss of privacy, loss of light, outlook or sense of enclosure and the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

There are no parking or highway issues related to this proposal.

Conclusion

The existing single storey rear extension has been constructed using acceptable materials and is subservient to the main dwelling. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours.

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

Recommendation

Permission

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

Case Officer:	Mrs Lucy Hankin	Team Leader:	Miss Faye Hobbs
Signed:	L Hankin	Signed:	
Dated:	15th November 2022	Dated:	16 November 2022