



Delegated Report

Householder Planning Application

Planning Application No: 20221102

Location: 15 Range Road Gravesend Kent DA12 2JR

Description: Erection of a single storey rear/side extension.

Applicant: Mr H Dhanda

Site Visit Date: 08.12.22

Submitted Documents/Plans

Application Form;
Site Location Plan (received 29.11.22);
Drawing No. 2187-001 – Ground Floor Plan – Existing;
Drawing No. 2187-002 – First Floor Plan – Existing;
Drawing No. 2187-003 – Roof Plan – Existing;
Drawing No. 2187-004 – Rear Elevation – Existing;
Drawing No. 2187-005 – Front Elevation – Existing;
Drawing No. 2187-006 – Side Elevation – Existing;
Drawing No. 2187-007 – Side Elevation – Existing;
Drawing No. 2187-008 – Ground Floor Plan – Proposed;
Drawing No. 2187-009 – First Floor Plan – Proposed;
Drawing No. 2187-010 – Roof Plan – Proposed;
Drawing No. 2187-011 – Rear Elevation – Proposed;
Drawing No. 2187-012 – Front Elevation – Proposed;
Drawing No. 2187-013 – Side Elevation – Proposed;
Drawing No. 2187-014 – Side Elevation – Proposed;
Drawing No. 2187-015 – Sections – Proposed;
Drawing No. 2187-016 – Levels – Proposed;
Drawing No. 2187-017 – Levels – Existing;
Drawing No. 2187-020 – Block Plan – Existing; and
Drawing No. 2187-021 – Block Plan – Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220178	Application for Lawful Development Certificate for proposed construction of a dormer extension in the rear roof slope, roof alterations from hip to gable to side and conversion of the roof space into habitable rooms.	Certificate Granted	13.04.2022

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

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

National Grid

No comments received.

GBC – Environmental Protection Team

This Service has reviewed the information submitted in relation to Planning App: 20221102 and recommends the below conditions/comments are applied:

Watching Brief

The property in question, 15 Range Road, is located within the edge of a buffer-zone of a Historical Gas Works Site. The applicant shall therefore undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out

Code of Practice on Construction and Demolition

Please apply

Smoke Control Informative:

The proposed development is situated in a smoke control area. As such, only authorised smokeless fuels as listed in the Smoke Control Areas (Authorised Fuels) Regulations 1991 shall be burnt or fireplaces/appliances exempted by Smoke Control (Exempted Fireplaces) Orders shall be utilised. Exempt appliances are appliances (ovens including pizza and tandoori ovens, wood burners and stoves) which have been exempted by Statutory Instruments (Orders) under the Clean Air Act 1993. These have passed tests to confirm that they are capable of burning an unauthorised or inherently smoky solid fuel without emitting smoke. They must be fitted and used according to manufacturer's instructions and they can only be used for the fuel for which they are designed.

When purchasing fuels and fireplaces the applicant should clarify with the vendor their suitability with respect to use in Smoke Control Areas. For further information, including confirmation that an appliance and/or fuel is suitable for use in a smoke control area, the applicant should contact the Council's Regulatory Services air.quality@gravesham.gov.uk.

Health and Safety Executive

Thank you for your email seeking HSE's observations on application 20221102

HSE is a statutory consultee for certain developments within the consultation distance of major hazard sites and major accident hazard pipelines and has provided planning authorities with access to the HSE Planning Advice Web App - <https://pa.hsl.gov.uk/> - for them to use to consult HSE and obtain HSE's advice.

I would be grateful if you would ensure that the HSE Planning Advice Web App is used to consult HSE on developments including any which meet the following criteria, and which lie within the consultation distance (CD) of a major hazard site or major hazard pipeline.

- * residential accommodation;
- * more than 250m² of retail floor space;
- * more than 500m² of office floor space;
- * more than 750m² of floor space to be used for an industrial process;
- * transport links;
- * or which is otherwise likely to result in a material increase in the number of persons working within or visiting the notified area.

There are additional areas where HSE is a statutory consultee. For full details, please refer to annex 2 of HSE's Land Use Planning Methodology: www.hse.gov.uk/landuseplanning/methodology.htm

NB On 1 August 2021 HSE became a statutory consultee with regard to building safety (in particular to fire safety aspects) for planning applications that involve a relevant building.

A relevant building is defined in the planning guidance at gov.uk as:

- containing two or more dwellings or educational accommodation and
- meeting the height condition of 18m or more in height, or 7 or more storeys

If the planning application relates to Fire Statements and applications relating to relevant buildings, then these are not dealt with by the Land Use Planning team and instead they should be sent to

PlanningGatewayOne@hse.gov.uk

There is further information on compliance with the Building Safety Bill at <https://www.gov.uk/guidance/fire->

Neighbouring properties

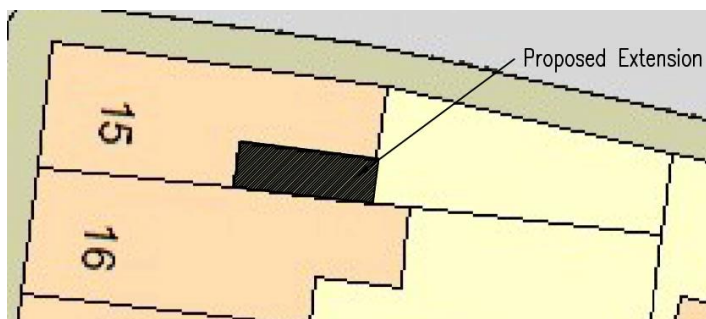
Two surrounding properties were consulted and no responses were received. The consultation period expired on 21.12.22.

Officer's Analysis

15 Range Road is a two storey end of terrace property located on the corner of Range Road and Elliot Street.



This application proposes a single storey rear/side infill extension:



Design, Character and Appearance

The extension will create space for internal layout changes including an enlarged kitchen and lounge and will have the following dimensions:

- Maximum Height (as shown on proposed levels drawing) 3.20m

- Width 1.67m
- Depth 5.31m

Although the infill extension is fairly substantial, a similar development could be constructed under a Permitted Development Larger Homes application and as such, it is considered acceptable. Furthermore, being single storey, the extension is considered to be subservient to the main dwelling.

The extension will have a part tiled, part flat roof, rendered walls painted to match the existing and double glazed UPVC windows and doors to match the existing.

Although the extension would likely be seen from the street scene, the proposal will not further harm the character or appearance of the local area, as it is an infill extension to the rear of the property and it is single storey.

Google Image showing rear/side of property and neighbouring property



Therefore, the proposal is in accordance with/contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The plans indicate that the proposed room sizes comply with Gravesham's Residential Layout Guidelines (RLG) (2020.) It is noted that the downstairs bathroom is to be served only by an internal high level window and rooflight. Although this is not ideal, the window will be conditioned to be obscure glazed to ensure privacy but this is ultimately the choice of the occupier.

The private garden area post development will be approximately 10.82m deep with an area of 39.87sqm, which falls below the RLG (2020) area requirements of 60.00sqm for a 3 bedroomed property.

Although the garden space is under the RLG recommendation, the Permitted Development fall-back position should be taken into account. A similar extension could be constructed under permitted development as long as extensions and other buildings, excluding the main dwelling, do not exceed 50% of the curtilage. The garden depth will still be approximately 10.82m. Also the extension is infilling the side return which has limited usability as garden area due to its narrow and dark nature. Therefore on balance, even though the garden is below the RLG recommendation it is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Neighbouring Amenity

No neighbour responses have been received for this application.

The extension hereby proposed is a single storey infill extension that will essentially fill a gap between the application property and number 16 Range Road. The new door in the extension will serve a kitchen, and as per the RLG (2020), kitchens are not considered to be habitable rooms and as such privacy distances do not apply. Therefore, the development is not considered to detrimentally impact the amenity of neighbouring properties in terms of privacy, loss of light, outlook or sense of enclosure.

As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Any Other Material Planning Considerations

Archaeology

The site lies within an area of multi-period archaeological potential. However, a single storey rear extension is unlikely to have any archaeological impact.

Historic Landfill

The site is within the Gas Works- Canal Historic Landfill buffer zone and as such, the decision will be subject to a condition relating to a watching brief.

Conclusion

The proposed single storey rear/side extension is fairly substantial, however similar could be constructed under a permitted development larger homes application. It will be 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 and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Miss Faye Hobbs
Signed:	L Hankin	Signed:	
Dated:	20.01.23	Dated:	20 January 2023