



Delegated Report

Householder Planning Application

Planning Application No: 20240093

Location: 70 Truro Road Gravesend Kent DA12 5RF

Description: Demolition of outbuilding; Erection of side extension (filling of the ginnel) and single storey rear extension with roof lights.

Applicant: Mrs Melissa Couchman

Site Visit Date: 13th March 2024

Submitted Documents/Plans

Application Form Dated 01/02/2024;
Supplementary Information – Planning Design and Access Statement;
Drawing Number 03 Rev A (Elevations – Existing);
Drawing Number 06 Rev A (Elevations and Sections – Proposed);
Drawing Number 01 (Site Location Plan and Block Plan – Existing);
Drawing Number 02 (Ground Floor Plan – Proposed);
Drawing Number 04 (Block Plan – Proposed); and
Drawing Number 05 (Ground Floor Plan – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20230805	Formation of a vehicular access and associated hardstanding	Permitted	20.09.2023

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)

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful 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

Two surrounding properties were consulted and a site notice was displayed on 12th February 2024. No responses were received and the consultation period ended on 8th March 2024.

Procedural Note

For the purposes of clarity, the Planning, Design and Access statement submitted with the application states that the site is currently in the process of being purchased by the applicant from Gravesham Borough Council. Confirmation was received via the Agent that the purchase of the site was completed on 16/10/2023. As such the property is within the ownership of the applicant and no notice is required to be served. It has also been confirmed that the ginnel forms part of the ownership of 70 Truro Road as a private access and that it isn't shared.

Officer's Analysis

Design, Character and Appearance

70 Truro Road is a two-storey terraced dwellinghouse located on the Western side of the highway. The property is block paved to the frontage to provide off road vehicular parking. There is currently 2 no outbuildings to the rear garden.



The application proposes the demolition of outbuildings to the rear garden to be replaced with a single storey L shaped rear extension with roof lights and a side extension, consisting of the filling of the existing ginnel.

The extension will have a flat roof at a maximum height of 3.5m inclusive of roof lantern and an eaves height of 3m will extend beyond the rear wall by 6m at the greatest depth and have a width of 8.8m.

The proposal will create space for a dining room, downstairs W.C. and a utility / storage area. There will be a roof lantern and 2 no rooflights, a window and patio doors to the rear elevations and a window to the flank elevation. It will be finished with white render and aluminium windows and doors.

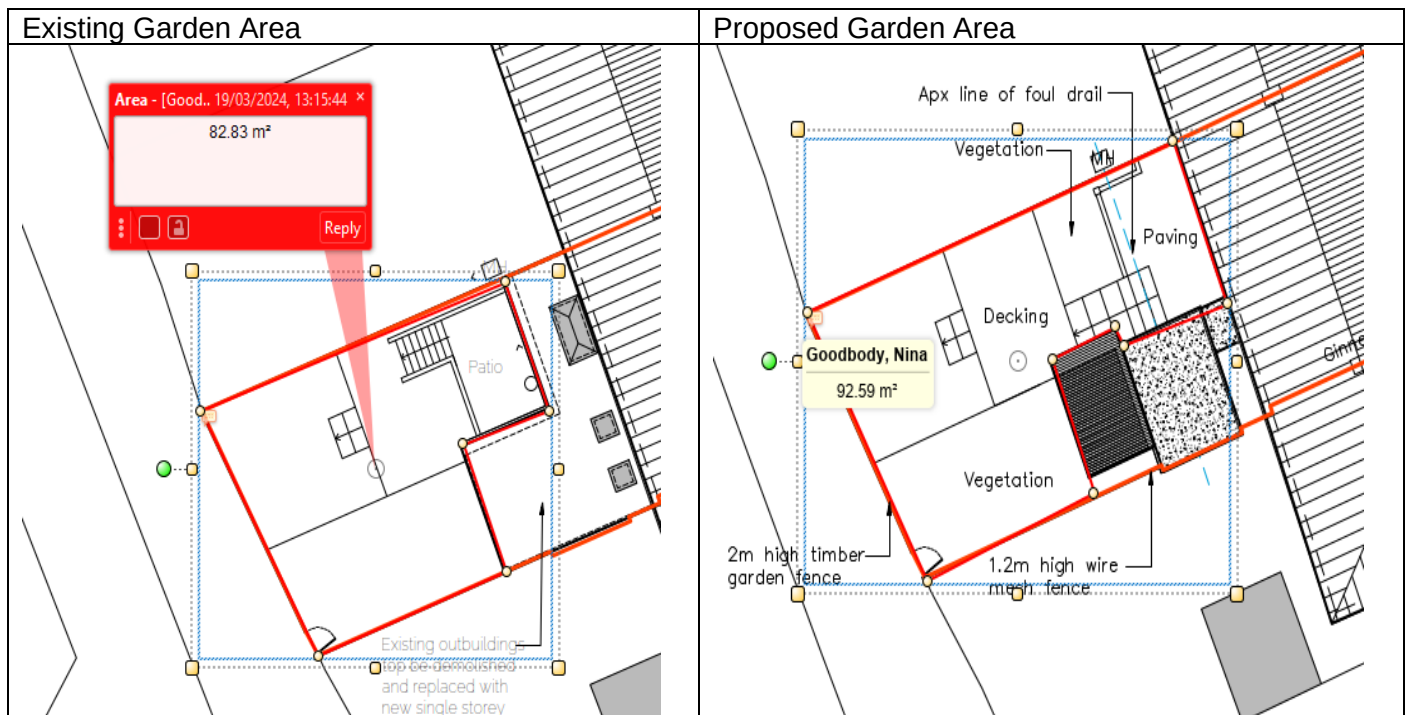
The conversion of the existing side ginnel will be accessed via the existing hallway. It does not propose any changes to the front elevation and will create space for a utility area and part shower room.

The development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

Gravesham's Residential Guidelines state that property with four bedrooms should have a minimum rear garden area of 100 sq. m and a minimum depth of 10m.

Post development the site will have a rear depth ranging from 11.52m to 7.28m and an area of approx. 82.83sq.m. Whilst this is slightly below the recommended guidelines, due to the demolition of existing outbuildings, the garden area has only decreased by 9.76sq.m from the original 92.59sq.m;



As such, on balance it would be unreasonable to refuse the application on this matter.

Therefore, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed and beautiful places) of the National Planning Policy Framework 2023.

Neighbouring Amenity

The application proposes a window to the flank elevation fronting the garden of neighbouring property known as 68 Truro Road. However, the window, which will be set back from the neighbouring boundary by 4.4m will serve the proposed utility/storage area, which is not considered to be a habitable room and with the existing boundary treatment in place, is not considered to have a detrimental impact on the privacy of the neighbouring property.

Whilst the land levels to the rear garden slope downwards from West to East towards the rear elevation, the proposed extension will follow the existing excavated land level of the original outbuilding and as such there are no concerns related to overshadowing of neighbouring properties.

As such, 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 (2023). No neighbour representations have been received.

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:	Miss Faye Hobbs
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	27th March 2024	Dated:	27 March 2024