



Delegated Report

Householder Planning Application

Planning Application No: 20240881

Location: 214 Rochester Road Gravesend Kent DA12 4TY

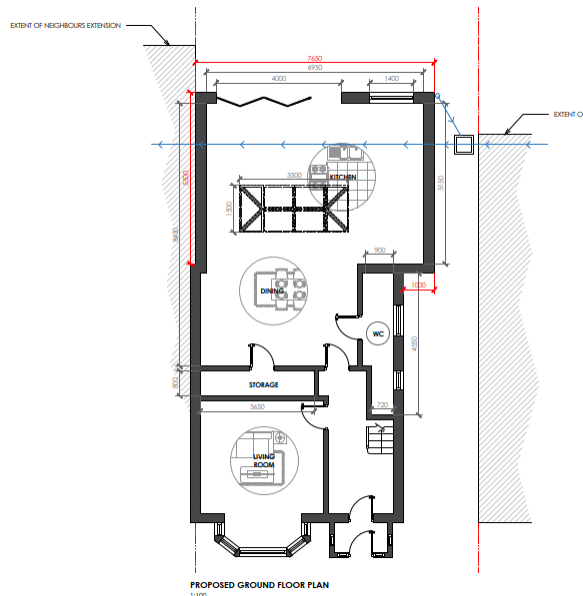
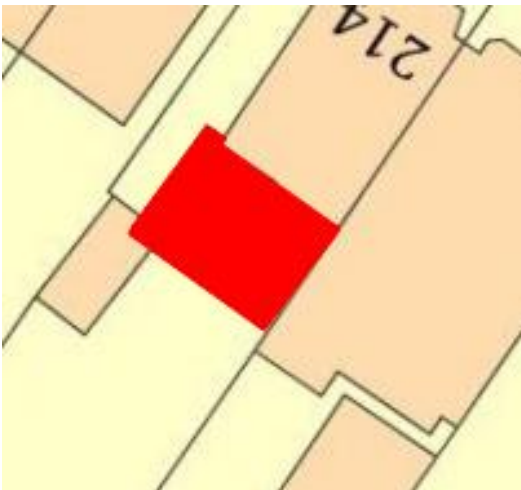
Description: Erection of a single storey rear and side extension with a roof lantern.

Applicant: Mr. Lanre Olagoke

Site Visit Date: N/A

Procedural Matters

As per a previous application for this site (Prior Approval Application 20240747) the agent was contacted in order to clarify whether the outbuilding was remaining or being demolished, as the plans were inconsistent:



On 20.11.24 the agent responded explaining the following:

The site location plan is one that we had downloaded from an OS map provider; unfortunately, the site location plan is incorrect in its positioning of the outbuilding. It's not possible to alter the block plan as it is downloaded as a PDF.

Nevertheless, please find attached a screenshot from Google Earth demonstrating that the proposed 5.5m rear extension would not touch or interfere at all with the existing outbuilding, which is at a distance of approx. 7.5m from the original house. The existing outbuilding will be retained.

We hope this is sufficient to progress the application.



On balance, the above is considered to be sufficient clarification to confirm the proposed extension and existing outbuilding would not be joined together. The above image and information indicates there would be a 7.55m gap currently, and the proposed extension would be 5.50m deep (beyond the rear elevation), constructed from the rear elevation of the main dwelling. As there would be sufficient space between the proposal and the outbuilding, and the existing outbuilding does not form part of this application proposal, I have not requested the block plan to be amended for this application.

Submitted Documents/Plans

Application Form;
 Drawing No. 19/015/004 – Block Plan as Existing and Proposed with Site Location Plan;
 Drawing No. 19/015/005 – REVISED Elevations and Floor Plans as Existing; and
 Drawing No. 19/015/006 – REVISED Elevations and Floor Plans as Proposed.

Superseded Documents/Plans

~~Drawing No. 19/015/005 – Elevations and Floor Plans as Existing; and~~
~~Drawing No. 19/015/006 – Elevations and Floor Plans as Proposed.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20240747	Prior approval application for a single storey rear extension with a depth of 6.00 metres, maximum height of 3.43 metres and eaves height of 3.00 metres.	Refused	23.09.2024

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

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

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Neighbouring properties

Four surrounding properties were consulted, no responses were received and the overall consultation period expired on 23.10.24.

Site Description

214 Rochester Road is a two storey semi-detached dwelling located to the south west of the highway.

Google Image



This application proposes the erection of a single storey rear and side extension with a roof lantern.

Proposed Development

The development would create space for an enlarged kitchen and dining room, an enlarged WC and a new storage area. The maximum dimensions are as follows:

- Height (including lantern) 3.43m
- Depth 5.77m (at the deepest point)
- Width 7.65m



EXISTING FRONT ELEVATION
1:100



EXISTING REAR ELEVATION
1:100



EXISTING SIDE ELEVATION
1:100



EXISTING SIDE ELEVATION
1:100



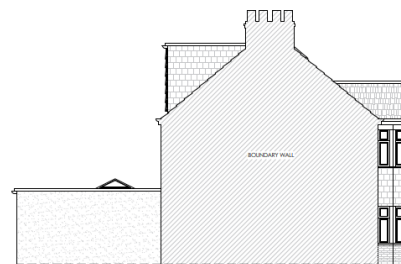
PROPOSED FRONT ELEVATION
1:100



PROPOSED REAR ELEVATION
1:100



PROPOSED SIDE ELEVATION
1:100



PROPOSED SIDE ELEVATION
1:100

Officer's Analysis

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well-designed and beautiful places) of the NPPF (2023) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.*

The proposed extension is fairly large as it would range between 5.50m and 5.77m deep and would span beyond the width of the existing dwelling, emerging past the west flank wall. Notwithstanding this, the extension is modest in height, would be located to the rear of the property, and the side extension element would be minimal. In addition, a sufficient gap would be maintained between the dwelling and the shared boundary with No. 212 Rochester Road, and, as aforementioned above, there would be a sufficient gap

between the existing outbuilding in the rear garden and the proposed works. Ideally, the side extension (which would be visible from the front elevation) would have incorporated design elements to compliment the host dwelling (e.g. a pitched roof, fenestration facing the highway). However, on balance, the extension is considered to be acceptable and not detrimentally harmful to the character and appearance of the street scene or host dwelling. Therefore, in terms of design, the proposed development accords with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2023.)

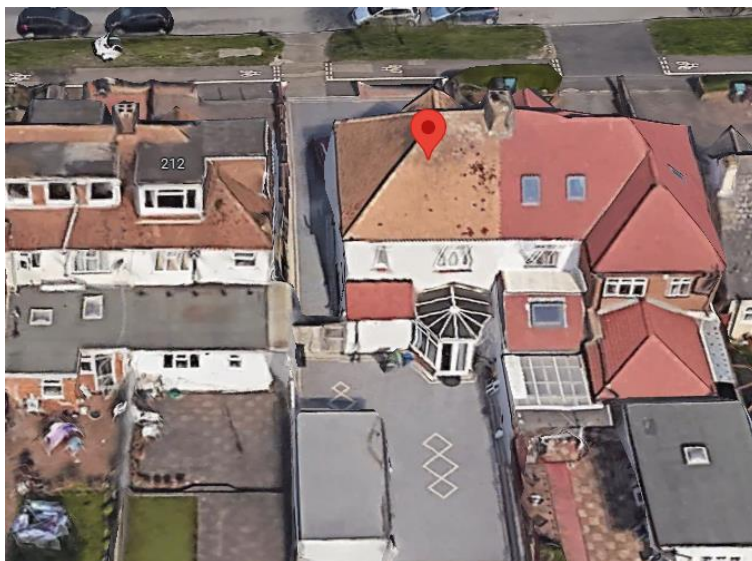
Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth along with room size requirements. In terms of garden area, the resultant garden area satisfies these requirements. In terms of room sizes, the proposed plans also accord with the RLG (2020). Therefore, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2023).

Neighbouring Amenity

No responses were received as a result of the consultation carried out for this application. Neighbouring amenity is assessed in terms of loss of light, loss of privacy, loss of outlook or development causing a sense of enclosure.

There would be no detrimental impact on neighbouring amenity. The extension is single storey, and the plans show that both No. 216 and 212 Rochester Road have existing rear extensions, as evidenced by the google images below:



The flank window which would go from serving the kitchen to the enlarged WC would be need to be obscure glazed to ensure privacy. Overall, the development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2023).

Parking and Highways

There are no parking or highways concerns that arise as a result of this proposal.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is

unlikely to have any archaeological impact.

Conclusion

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

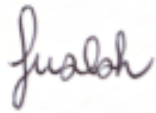
The proposed development is considered acceptable in terms of design, character and appearance and would not cause detrimental harm to the appearance of the street scene. In addition, the proposal is considered to safeguard both the amenity of future occupiers and neighbours.

(For detailed conditions and informatives, see draft Decision)

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Mrs Faye Walsh
Signed:	L Hankin	Signed:	
Dated:	20th November 2024	Dated:	20 November 2024