



Delegated Report

Householder Planning Application

Planning Application No: 20240895

Location: 185 Old Road West Gravesend Kent DA11 0LT

Description: Erection of first floor rear extension.

Applicant: Mr R Marshall

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 30/09/2024;

Site Location Plan;

Drawing Number 2409/01 BP (Block Plan – Existing and Proposed);

Drawing Number 2409/01 Sheet 1 of 1 (Elevations Existing and Proposed with Floor Plans – Existing);
and

Drawing Number 2409/01 Sheet 1 of 2 (Floor Plans – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20240548	Application for a Lawful Development Certificate for the proposed erection of two dormer extension in the two rear roof slopes one of the dormers is stepped down and conversion of the loft space into habitable rooms	Certificate Granted	07.08.2024
20231174	Erection of a first floor rear extension and a dormer extension in the rear roof slope with conversion of the roof space into habitable rooms.	Refused	09.01.2024
19891036	Erection of two storey rear extension to form enlarged kitchen, utility room	Refused	01.03.1990
19890320	Erection of single storey rear extension to form bathroom, w.c. and lobby.	Permitted	20.06.1989
19890742	Erection of two storey rear extension to form enlarged kitchen utility & wc with bedroom over.	Refused	21.09.1989

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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)
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

Ward Councillors – No Comments Received

Neighbouring properties

Four surrounding properties were consulted and no responses were received. The consultation period ended on 29th October 2024

Preliminary Matters

Previous application 20231174 for 'erection of a first floor rear extension and a dormer extension in the rear roof slope with conversion of the roof space into habitable rooms' was refused for the following reasons:

1. *The proposal would result in a substandard and undersized garden area remaining which detrimentally limits the available usable area, subsequently providing unacceptable living conditions for existing and future occupiers. As such the proposal would therefore be contrary to 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.*
2. *By virtue of the substandard distance from habitable room to neighbouring private garden space, the application does not safeguard the privacy of neighbouring properties and is contrary to 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.*

The current application looks to overcome these issues.

Officer's Analysis

Design, Character and Appearance

185 Old Road West is a two-storey terraced house located on the Southern side of the highway, close to the Pelham Road / Perry Street junction. The property is block paved to the frontage, without the provision for off road vehicular parking.



The application proposes the erection of a first-floor rear extension.

The proposed extension will have a pitched roof with an eaves height of 2.07m and a maximum height of 2.98m. It proposes a width of 1.5m and measures 0.73m in length.

The extension will create extra space in the third bedroom. There will be a window to the rear elevation. It will be constructed using matching materials to the main dwelling with a rendered and painted finish, interlocking tiles to the roof and white UPVC windows.

As such, the proposed first floor rear extension is considered to be 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).

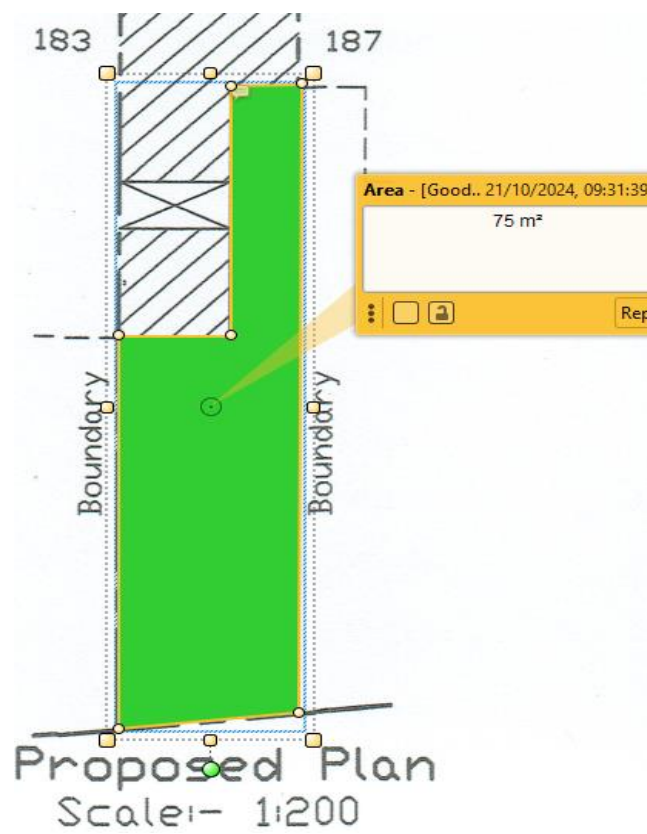
Amenity of Future Occupiers

The previous application was refused on the grounds of inadequate remaining amenity space.

By way of removal of the loft dormer, the current application does not propose any additional bedrooms.

Whilst it is acknowledged that a Lawful Development Certificate for a rear dormer was permitted on 07.08.2024 under application 20240548, this is not included within the current application, which will be assessed upon the plans submitted. Also given the dormer does not require permission, it makes it more difficult to object to.

As such, the remaining amenity space is in accordance with the recommendations for a three bedroom property as shown below:

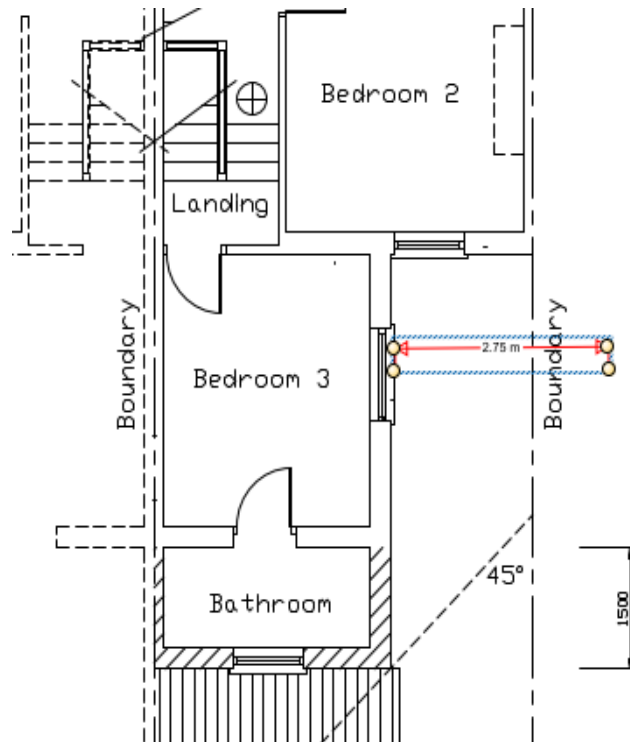


Therefore, by way of removal of the fourth bedroom, the application is considered to have overcome the previous grounds for refusal.

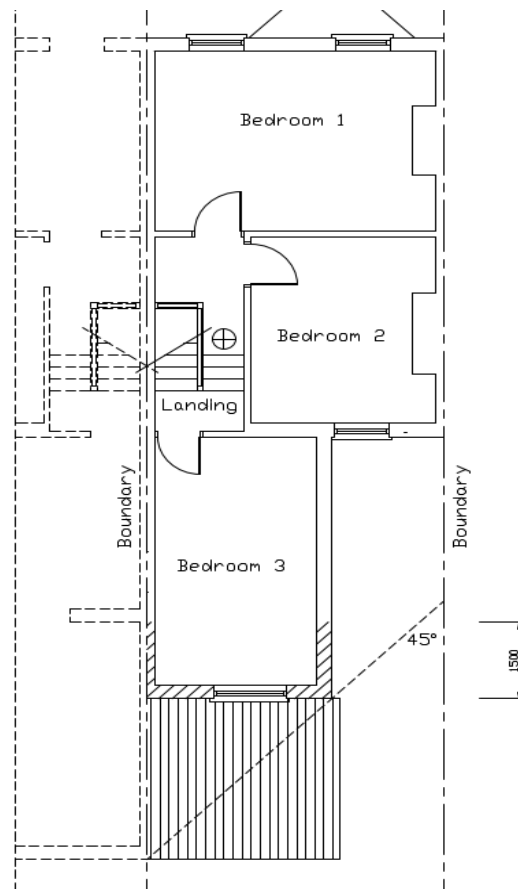
As such, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Neighbouring Amenity

The previous application was refused as the proposed habitable window to the first floor flank elevation did not meet the minimum distance of 21m from the neighbouring private amenity area, as shown below:



The current application has removed the window to the flank elevation and as such is considered to have overcome the previous reason for refusal:



A condition will be attached to the decision notice ensuring that windows are not inserted into the flank elevation in the future, safeguarding privacy for the long term.

Therefore, the application is considered to be 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).

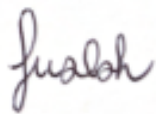
Conclusion

By virtue of the removal of the additional bedrooms and flank window to the existing bedroom, the application is considered to have overcome the previous issues and as such 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 and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Mrs Faye Walsh
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	20 th November 2024	Dated:	20 November 2024