

Delegated Report

Householder Planning Application

Planning Application No: 20231153

Location: 57 Cross Lane East Gravesend Kent DA12 5HA

Description: Erection of a single storey rear extension with a flat roof, and conversion of loft space to habitable room with rear dormer and 3 roof lights to front.

Applicant: Mr Cliff Knowles

Site Visit Date: 29.02.2024

Submitted Documents/Plans

- Application Form
- Drawing No: APD-DA125HA-01 Rev D Existing/Proposed, Plans, Elevations, Block Plans and Location Map

Relevant Planning History

No relevant planning history.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed and Beautiful Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

GBC – Highways Officer

I have no objections, the difference between a three bedroom property and a four bedroom property is half a car parking space, something that would be difficult to justify at appeal as a grounds for refusal. However, to comply with the requirements of KCC SPG4, a cycle parking space should be provided for the additional bedroom.

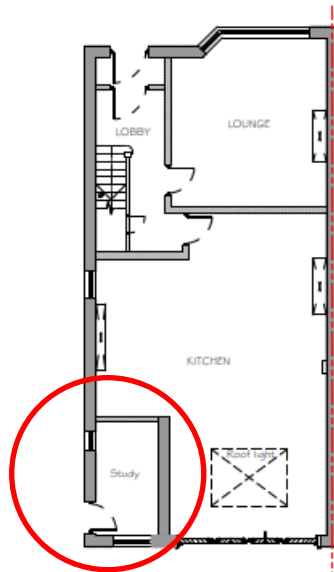
Neighbouring properties

The application was advertised by way of site notice and letters to 5 surrounding properties. The consultation period expired on 29.03.2024 and no comments were received.

Analysis

Procedural Matters

It is noted that the proposal will introduce a door in the flank elevation which will serve a study which is cut off from the rest of the dwelling. The applicant has advised that this room may potentially be used as a beauty business. The applicant has been advised that this would require a separate grant of planning permission and that should permission be forthcoming then an informative will be included to that effect as any forthcoming permission relates solely to the extensions of the roof space and a single storey rear extension.

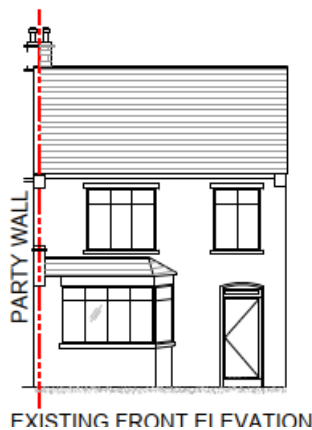


PROPOSED GROUND FLOOR PLAN

Proposal

The proposal seeks to erect a single storey rear infill extension with a flat roof and convert the loft space to a habitable room with a rear dormer and 3 roof lights to front.

Existing



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION
Scale 1:100 @A1

Proposed



PROPOSED REAR ELEVATION

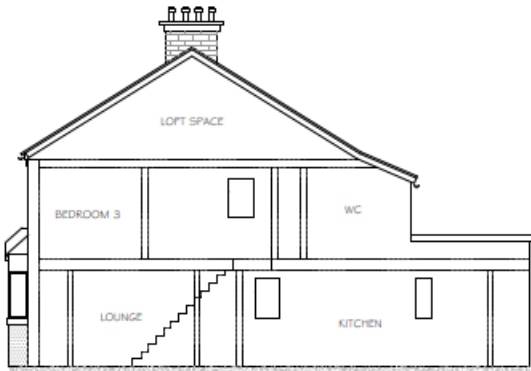


EXISTING SIDE ELEVATION

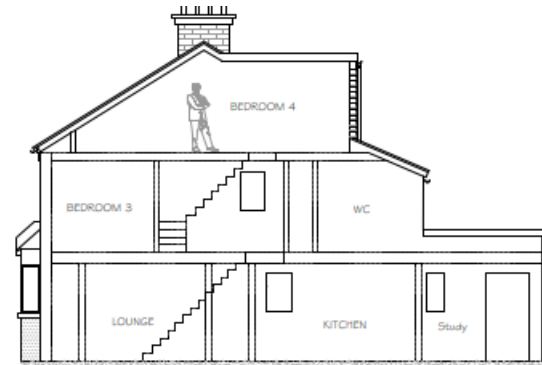
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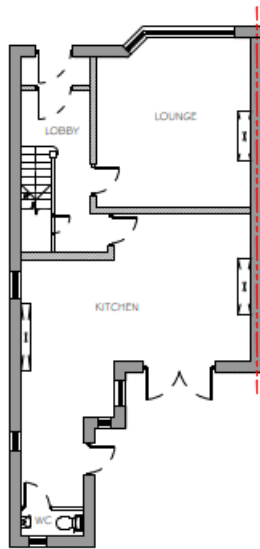
PROPOSED SIDE ELEVATION



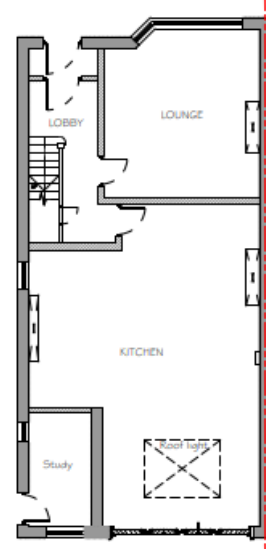
EXISTING SIDE SECTION



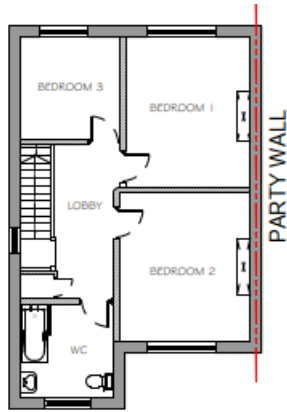
PROPOSED SIDE SECTION



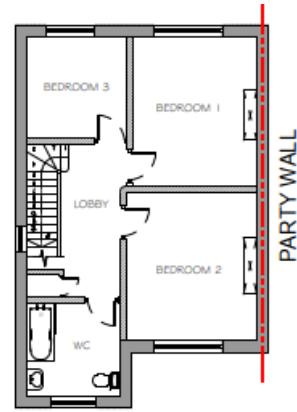
EXISTING GROUND FLOOR PLAN



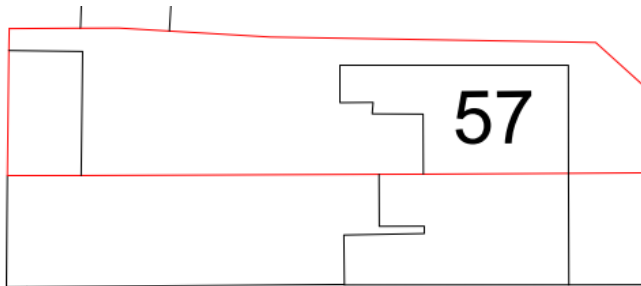
PROPOSED GROUND FLOOR PLAN



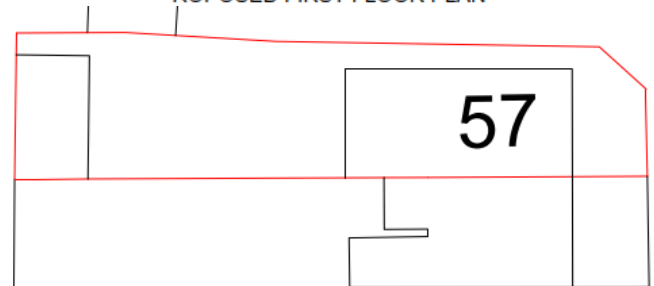
EXISTING FIRST FLOOR PLAN



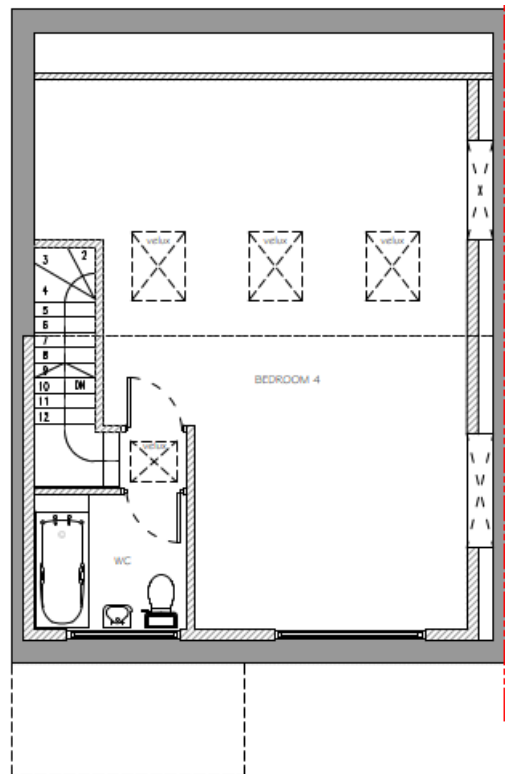
PROPOSED FIRST FLOOR PLAN



EXISTING BLOCK PLAN



PROPOSED BLOCK PLAN



PROPOSED SECOND FLOOR PLAN

Scale 1:50 @A1

Character and Appearance

The application site is a red brick two storey end of terrace dwelling situated in an urban part of Gravesham. The property is set back from the highway and has a soft landscaped front garden which is set behind a retaining wall. The property is located on higher ground than the highway and has no apparent off road parking provision.

The proposal seeks to erect a single storey rear extension and a rear dormer, the proposal will also introduce three roof lights in the front roof slope. The majority of alterations will not be visible from a public vantage point except the roof lights which are not uncommon in the area, No.47 has a similar arrangement to what is being proposed by way of front roof lights and so the proposal is not harmful to the wider street scene.

The proposed rear dormer is well designed and is stepped down and behind the roof eaves. The proposed fenestration is respectful of the existing arrangement and is therefore considered appropriate in terms of design and appearance.

The proposed single storey rear extension will be built in line with the rear elevation of the existing outtrigger. In terms of scale the extension is subordinate to the host dwelling.

The proposed extensions are considered acceptable and compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 – Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers

Post development there will be adequate private amenity space to fulfil the requirements of a four bedroom dwelling. The proposed bedroom is generous in size and complies with the National Described Space Standards. The proposal is therefore compliant with the requirements of SPG2 – Residential Layout Guidelines 2020 and provides adequate amenity space for future occupants.

Neighbouring Amenity

The proposal due to it's single storey design and alterations to the roof, will not impact on the amenity of neighbours in terms of overshadowing and privacy. The proposal therefore safeguards the amenity of neighbouring occupants and is compliant with SPG2 – Residential Layout Guidelines 2020. NO neighbour representations have been received.

Parking and Highways

Although an additional bedroom will result from the proposal, the property does not benefit from any off-street parking. As such no additional parking can be provided and the proposal is acceptable.

Conclusion & Recommendation

The proposal has been fully considered and is recommended for permission.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	22.05.2024	Dated:	24 May 2024