

Delegated Report

Householder Planning Application

Planning Application No: 20220854

Location: 21 Roehampton Close Gravesend Kent DA12 2LA

Description: Erection of a single storey rear extension.

Applicant: Ms Yvonne Amuzu

Site Visit Date: 26.08.22

Preliminary Matters

The original plans showed an additional bedroom would be created by the development and the resultant garden space would not be sufficient for a three bedroomed property. The agent was contacted on 23.09.22 in order to give the opportunity to amend the proposal and plans by removing the additional bedroom. On 26.09.22, the agent provided a revised floor plan drawing to address the above concerns.

Furthermore, on 07.10.22 the agent asked if it would be possible to amend the plans in order to increase the depth of the extension by 0.5m due to underground pipes. Revised plans were provided and accepted on 07.10.22 and extension of time was agreed in order to review the new plans and reconsult.

Procedural Note

An existing porch is indicated on the plans and was noted on the site visit. It appears likely that the porch has been constructed as an addition to the original dwelling but this is not reflected in the planning history for the site. A Google street view search showing the porch in May 2018 indicates that the porch may now be immune from enforcement action through the passage of time.

Submitted Documents/Plans

Application Form;
Block Plan – Existing (received 18.08.22);
OS Plan (received 04.08.22);
Drawing No. PD01 REV C – REVISED Ground Floor Plan – Existing and Proposed with Existing First Floor Plan;
Drawing No. PD02 REV C – REVISED Roof Plans and Sections – Existing and Proposed;
Drawing No. PD03 REV C – REVISED Front and Rear Elevations – Existing and Proposed;
Drawing No. PD04 REV C – REVISED Side Elevations – Existing and Proposed; and
Drawing No. PD05 REV C – REVISED Block Plan – Proposed.

Superseded Plans

~~Drawing No. PD01 REV B – SECOND REVISION Ground Floor Plan – Existing and Proposed with Existing First Floor Plan;~~
~~Drawing No. PD02 REV B – FIRST REVISION Roof Plans and Sections – Existing and Proposed;~~
~~Drawing No. PD03 REV B – FIRST REVISION Front and Rear Elevations – Existing and Proposed;~~
~~Drawing No. PD04 REV B – FIRST REVISION Side Elevations – Existing and Proposed;~~
~~Drawing No. PD05 REV B – FIRST REVISION Block Plan – Proposed;~~

Drawing No. PD01—Ground Floor Plan—Existing and Proposed with Existing First Floor Plan;
 Drawing No. PD01 REV A—FIRST REVISION Ground Floor Plan—Existing and Proposed with Existing First Floor Plan;
 Drawing No. PD02—Roof Plans and Sections—Existing and Proposed;
 Drawing No. PD03—Front and Rear Elevations—Existing and Proposed;
 Drawing No. PD04—Side Elevations—Existing and Proposed; and
 Drawing No. PD05—Block Plan—Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220751	Single storey rear extension with a depth of 3.79 metres, maximum height of 3.40 metres and eaves height of 2.90 metres.	Prior Approval is Required and Refused	02.08.22
19791145	Erection of a single storey rear extension to form enlarged kitchen	Permitted	11.03.1980

Planning History Note

Condition (ii) for the decision notice for application 19791145 removes permitted development rights for the site:

(ii) Before the construction of the extension hereby permitted is commenced all other structures within the rear garden, with the exception of the existing garage, shall be removed, and notwithstanding the provisions of the Town & Country Planning General Development Order 1977 no enlargement, improvement or other alteration of the dwelling house shall be carried out, no porch erected or constructed and no erection, construction or placing within the curtilage of the dwelling house of any building or enclosure required for purposes incidental to the enjoyment of the occupants of the dwelling house shall be carried out.

Reason:

(ii) In view of the restricted size of the site and to ensure that any future proposals for extending the property may be the subject of a planning application which the District Planning Authority would wish to determine on its merits, having regard to the amenities of the dwelling.

As such, when application 20220751 (Prior Approval Larger Homes Application) was assessed, it was determined that Prior Approval is Required and refused, meaning planning permission is required for the proposal. Subsequently, the applicant has submitted this householder application for assessment.

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

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

Consultations, Publicity and Representations

Consultees

Local Ward councillors

No Comments.

Neighbouring properties

A site notice was displayed on 26.08.22, four surrounding properties were consulted, and no responses were received. The overall consultation period expired 16.09.22.

Reconsultation after revised plans were received:

No comments.

The reconsultation period expired on 21.10.22.

Officer's Analysis

21 Roehampton Close is a two storey, mid terraced property located east of the highway.



This application proposes a single storey rear extension.

Design, Character and Appearance

The extension will create space for internal layout changes including a new utility space, a separate lounge and an open plan kitchen/dining area.

The dimensions are as follows:

- 4.30m depth (4.40m including roof overhang)
- 2.90m height/eaves height (to match existing extension)
- 3.40m overall height (inclusive of roof lantern)
- 2.70m width
- 5.50m overall width (of joined extensions)

The extension is not excessively large and is considered subordinate to the existing dwelling. The proposed windows are acceptable in terms of overall shape and alignment with the windows at first floor level. It will have a flat roof, brick walls and uPVC windows to match the existing. Therefore, it is considered that the external materials to be used in the construction of the extension are appropriate. As the extension will not be seen from the street, the development will not have an impact on the character of the street scene. As such the development is in accordance with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021.)

Amenity of Future Occupiers

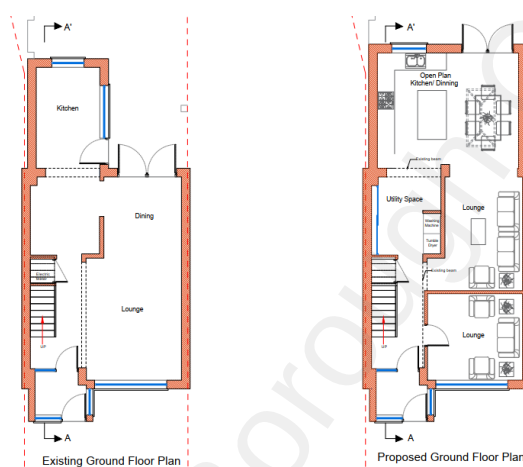
Gravesham's Residential Layout Guidelines (RLG) amended June 2020 sets out minimum private garden area and depth.

Accommodation with :	Minimum garden area (sq. metres)	Minimum depth from rear wall of house (metres)
1-2 bedrooms	37.2	7.6
3 bedrooms	60.0	10.0
4 or more bedrooms	100.0	10.0

Post development, 21 Roehampton Close will exceed the garden area requirement for a 2 bed roomed property at 40.73sqm but falls slightly under the depth requirement at 6.82m (approx). On balance, it is considered that there will be sufficient garden space for a 2 bed roomed property post development. In addition, the RLG (2020) sets out expected room sizes. A living room is expected to have a minimum floor area of 13.2sqm, which the lounge areas fail to meet at 11.98sqm and 12.62sqm respectively. Whilst the rooms are undersized individually in regard to the RLG (2020), they exceed the requirement collectively and are therefore considered acceptable. As such, the proposed development is considered to provide acceptable room sizes and garden space to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Neighbouring Amenity

The new extension will project 0.50m further than the existing part width extension, located adjacent to the site boundary with number 23 (as indicated by the plans below).



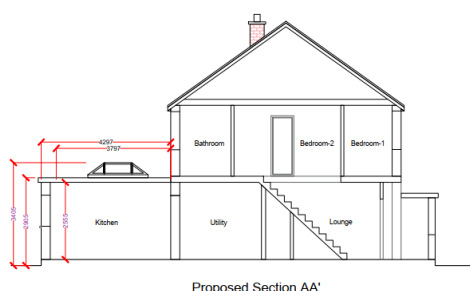
The infill part of the extension, located adjacent to the site boundary with number 19, will be 1.40m deeper than the existing neighbouring extension at number 19.

Due to the orientation and scale of the proposed extension the proposal would be unlikely to have a detrimental impact on neighbouring amenity space in terms of loss of light, loss of outlook or cause a sense of enclosure. No windows are proposed in the flank elevation(s) ensuring privacy is protected. As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Any Other Material Planning Considerations

Flood Zone

The site is located within flood zones 2 and 3 and the area is shown to be partially protected by a flood defence. A flood risk assessment was not provided as part of the application, however, as per the standing advice from the Environment Agency, the proposed section plan indicates the development will be constructed with the finished floor levels to match the existing:



Additionally, the standing advice requires flood resistant materials up to at least 300mm above the estimated flood level. As aforementioned in this report, the application form indicates the proposed materials will match the existing. To ensure the development complies with the Environment Agency Standing advice, a condition will be added to the decision notice to ensure flood resistant materials are used up to at least 300mm above the estimated flood level and also that the finished floor levels of the development will be no lower than the existing floor levels.

Conclusion

The proposed single storey rear extension will be constructed using visually 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 / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	1 st November 2022	Dated:	1st November 2022