

Delegated Report

Householder Planning Application

Planning Application No: 20230247

Location: 70 Chalky Bank Gravesend Kent DA11 7NY

Description: Erection of a front extension to bedrooms, hall and bathroom.

Applicant: Mr Dan West

Site Visit Date: 29.03.2023

Submitted Documents/Plans

Application form

Drawing no. DW/01 A (Existing site location and proposed block plans)

Drawing no. DW/02 (Existing ground floor front and side elevations)

Drawing no. DW/03 B (Proposed ground floor plan)

Drawing no. DW/04 A (Proposed roof plan)

Drawing no. DW/05 B (Proposed front elevation)

Drawing no. DW/06 B (Proposed side elevation facing petrol station)

Drawing no. DW/07 B (Proposed side elevation facing Chalky Bank)

Relevant Planning History

Reference	Description	Decision	Decision Date
20220292	Erection of a single storey front extension and summer house in the rear garden.	Permitted	18.05.2022
20210684	Erection of a single storey front extension incorporating pitched roof over front bathroom, and summer house in rear garden.	Permitted	20.07.2021
20180086	Erection of single storey front and rear extensions to form open porch, dining room, kitchen and bedroom with raised patio to rear.	Permitted	19.04.2018

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS18 – Climate Change
- CS19 – Development and Design Principles

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on the Highway Network
- 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
- 9 – Promoting sustainable transport
- 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 – Residential Layout Guidelines (2020)
- SPD Householder Extensions/Alterations Design Guide (2021)
- SPG4 – KCC Parking Standards (2006)
- Technical Housing Standards – Nationally Described Space Standards (2015)

Consultations, Publicity and Representations

Neighbouring properties

The application has been advertised by individual neighbour letters to 17 properties and on site. The consultation periods expired on 12 and 21 April 2023 respectively.

No letters of representation have been received from neighbouring properties.

Local Ward Councillors were also consulted, and no responses were received.

Officer's Analysis

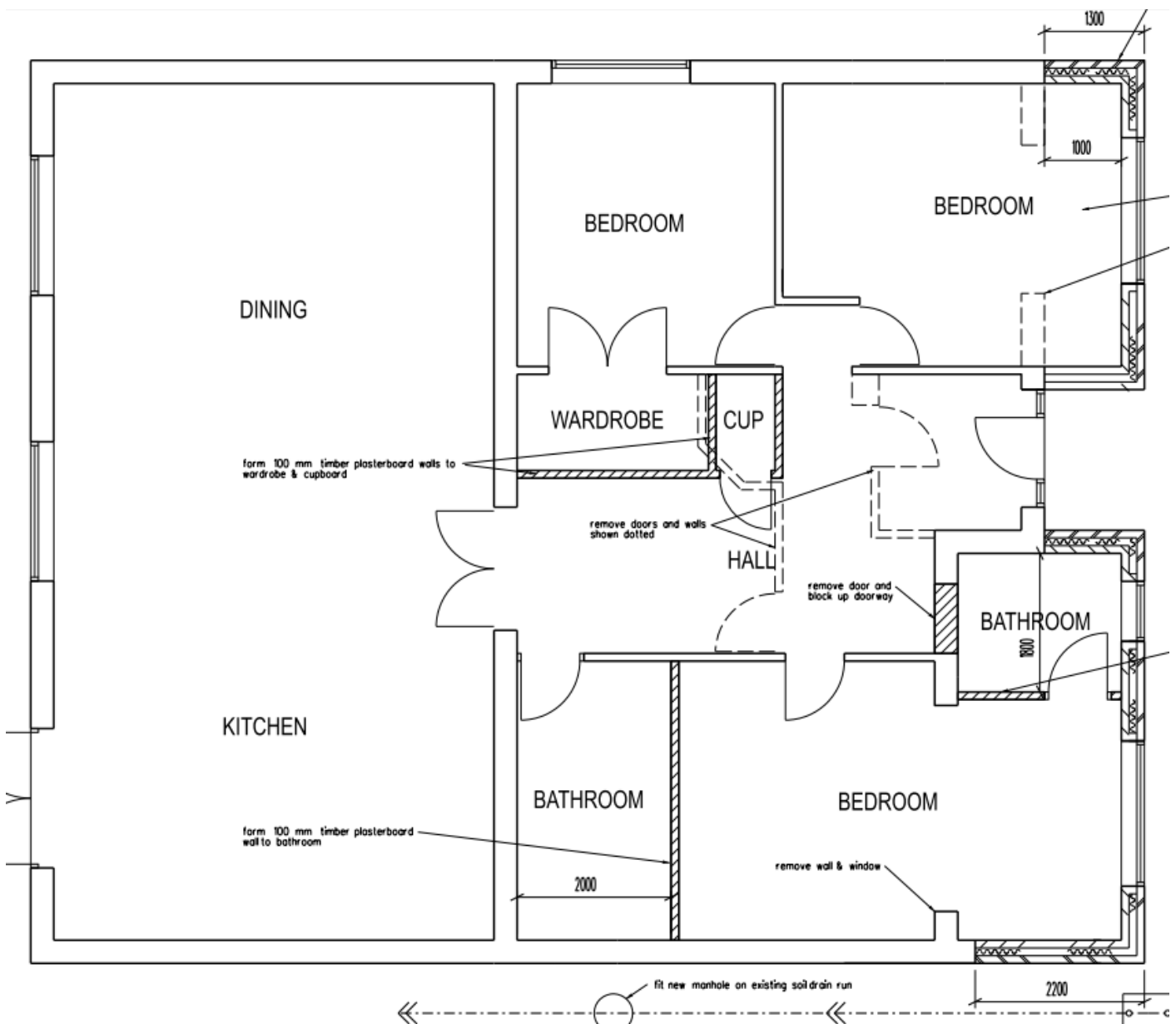
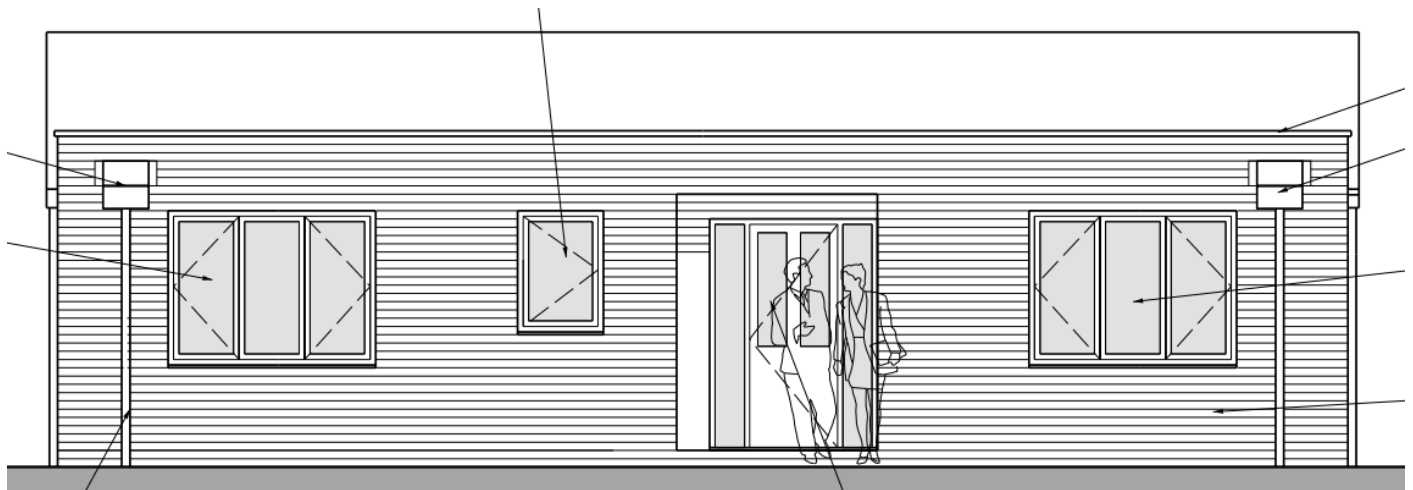
Background

Application 20180086 was granted permission for single storey extension to the front and rear, and included the addition of a third bedroom to the property. The rear extension has been completed but the front extension (a porch) has not.

Application 20210684 was granted permission for a single storey front extension with a pitched roof and a summer house. A further application 20220292 was then also granted planning permission for the erection of a single storey front extension and summer house in the rear garden.

In relation to the plans granted permission for the front extension, the previous plans from application 20220292 proposed an extension across the front elevation:

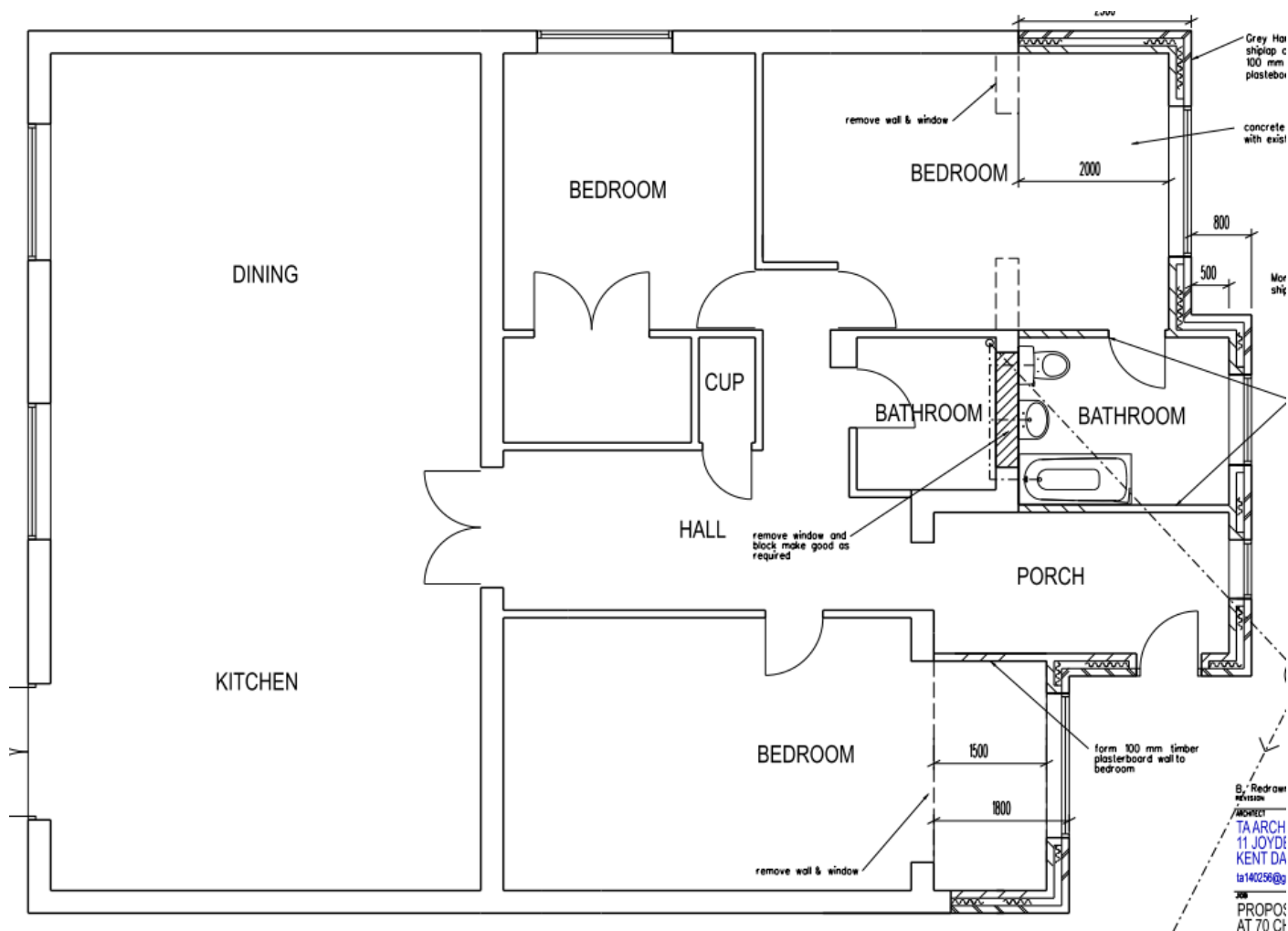
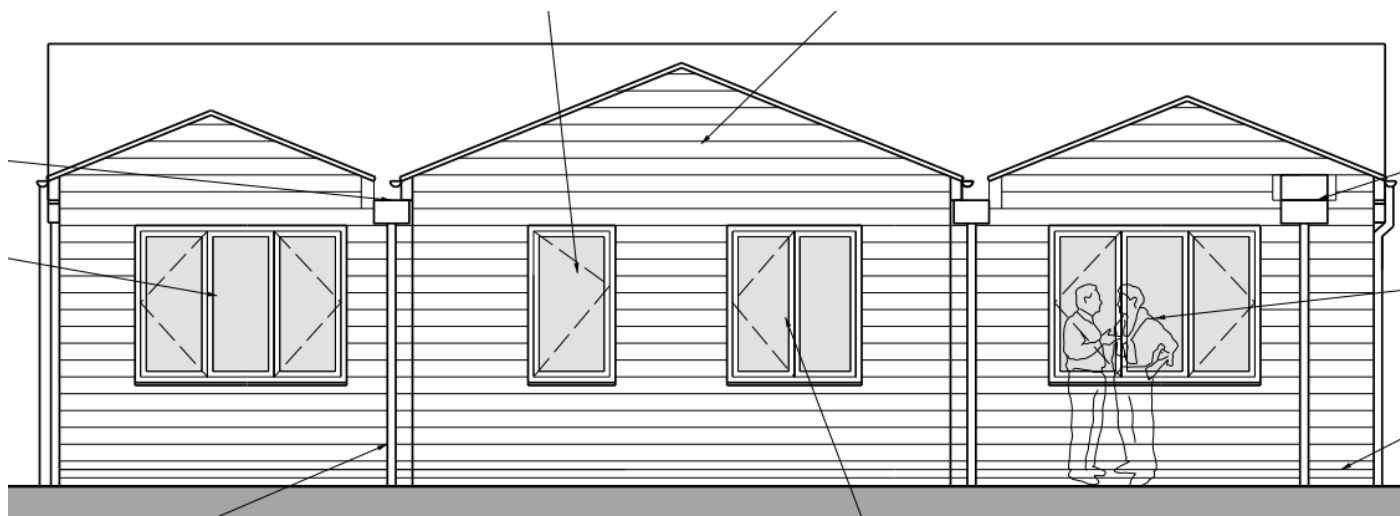
20220292 Previous proposed front elevation / floor plan:



The current application proposes a revised front extension. Some internal alterations are also proposed to change the layout of the house since the 2022 application was granted.

Proposal

This application seeks permission for the erection of a front extension for larger bedrooms, a bathroom and an extended hall/porch.



Principle Issues

Similar front extensions have been granted several times before, where no concerns were raised in relation to the effect of the proposal on the amenities of existing neighbouring properties, the living accommodation for future occupiers, and the impact on highway safety and parking provision. This revised proposal for a

further similar front extension would not alter the impact on these matters and therefore the main issue to consider in the determination of this application is the revised design of the proposed front extension, and the impact on the character and appearance of the existing property and surrounding area.

Design, Character and Appearance

Section 12 of the NPPF 2021 relates to achieving well-designed places and sets out the Government's requirements in relation to design issues. Paragraph 126 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The application site comprises an extended bungalow in use as a single dwelling located in a residential area of Gravesend, as can be seen from the Google Earth image below:



Current front view of application property:



The property is tucked away down an access off Chalky Bank leading to a handful of detached houses and is not generally seen from any public vantage point. There is no particular character to the area.

The previously approved front extension resulted in a level projection across the front of the house, and had a flat roof. The revised design would see a decrease in the forward projection to part of the extension but an increase in the projection to the central element. The current front elevation is stepped, which is reflected in the proposed design.

The proposed materials for the extension include brick plinths to match the existing and grey Hardyplank shiplap cladding, with matching concrete roof tiles. There is some white cladding on the existing front elevation, and in some neighbouring properties, and whilst it is accepted that the proposed cladding is not a main feature in the properties in the road, in terms of the character of the site, this is not considered to significantly detract from the overall appearance of the house or street scene in general.

Overall, the proposed front extension would not be out of proportion or character with the application building or its surroundings, and the addition of a pitched roof is more aesthetically pleasing and ties in with the existing pitched roof. There is space to the front of the property to accommodate the proposed extension. The proposed revised extension to the application property is considered to be acceptable in design terms and would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF 2021.

Conclusion and Recommendation

The proposal is considered to be acceptable in terms of the design and impact of the proposed front extension on the application building and the character and appearance of the surrounding area. The proposal would therefore comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework 2021 and accordingly the application is recommended for approval.

(For detailed conditions and informatives, see draft Decision.)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Richard Hart
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Signed:	<i>K. Parkin</i>	Signed:	<i>R Hart</i>
Dated:	9 May 2023	Dated:	10 th May 2023