



Delegated Report

Householder Planning Application

Application No:	20211533
Location:	78 Darnley Road, Gravesend, Kent, DA11 0SE
Description:	**REVISED DESCRIPTION** Demolition of garage in rear garden and erection of a part single storey and part two storey rear extension.
Applicant:	Mr T Saeed
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

Application Form - dated 10/12/2021;
Covering Letter - dated 10/12/2021;
Planning Statement - received 13/12/2021;
Heritage Statement - received 13/12/2021;
Drawing no. 20/309/01 - Rev. A - Existing Site Plans, Floor Plans and Elevations;
Drawing no. 20/309/02 - Rev. D - Proposed Site Plans, Floor Plans and Elevations.

Relevant Planning History

Application No.	Description	Status	Decision
20210571	Application for approval of condition 3 attached to planning permission reference number 20210265 relating to the external facing materials.	APPROVAL OF DETAILS	29.06.2021
20210265	Demolition of garage in rear garden and erection of a two storey rear extension.	PERMITTED	28.04.2021
20200159	Application for the approval of condition 3 attached to planning permission reference no. 20191176 relating to the submission of a sample (including manufacture details) of the permeable paving.	APPROVAL OF DETAILS	16.04.2020
20191176	Replacement driveway to the front garden.	PERMITTED	02.01.2020

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
- CS20 - Heritage & the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 - Vehicle Parking Standards
- TC3 - Development Affecting Conservation Areas

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Paragraph 33 of the NPPF (2019) 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 (2019), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2019)

- Section 2 - Achieving sustainable development
- Section 12 - Achieving well-designed places
- Section 16 - Conserving & enhancing the historic environments

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006)
- Darnley Road Conservation Area Appraisal (2009)
- Management Plan - Suburban Conservation Areas (2009)
- Gravesham Householder Extension/Alteration Design Guidance SPD (2021)

Consultations, Publicity and Representations

Consultees

KCC - Heritage - The site lies within an area of archaeological potential. I consider it unlikely, however, that these relatively limited proposals will have a significant archaeological impact and have no further comments to make in this case.

GBC - Highways Officer - I have no objections to this proposal there is adequate car parking at the front of the property to comply with guidance. However as the proposal involves the demolition of a garage that could have been used for the storage of cycles, adequate provision should be made for the storage of one cycle per bedroom.

Neighbouring properties

An advert was published in the press 23rd December 2021 and a notice was displayed on site 16th December 2021.

In addition, eight surrounding properties were consulted and no representations were received. The consultation period expired 14th January 2022.

Preliminary Matters

A similar development was permitted in 2021 for the '*Demolition of garage in rear garden and erection of a two storey rear extension*'. The agent contacted the Local Planning Authority regarding alterations to the extension due to unanticipated build costs, proposing a different scheme.

The revised application proposes a single storey rear extension with the same depth as previously approved and a two storey rear extension with an increased width. The Agent was contacted regarding the proposal being excessive in bulk and encouraged to reduce the depth of the two storey extension. The amended plans were received at a reduced depth of 4m and accepted by the Local Planning Authority. As a result of the alterations a change of description was agreed with the Agent, confirmed on 4th February 2022.

Officer's Analysis

The site is located within the Darnley Road Conservation Area and is subject to an Article 4 Direction. The principle issue in determining this application is whether the proposed development will preserve or enhance the character and appearance of the Darnley Road Conservation Area.

Design, Character and Appearance

As aforementioned in this report, this application proposes the erection of a part two storey and part single storey rear extension. There are no alterations to the front of the property, however the existing garage will be demolished to make space for the extensions.

The two storey extension will have a hipped roof design and is subservient from the ridge. It will be set-in from the side elevation but is off-centre with the existing single storey projection to the south. The single storey extension are set-in from the boundary and side elevation, and will have a gently pitched roof. The extensions will have the following dimensions:

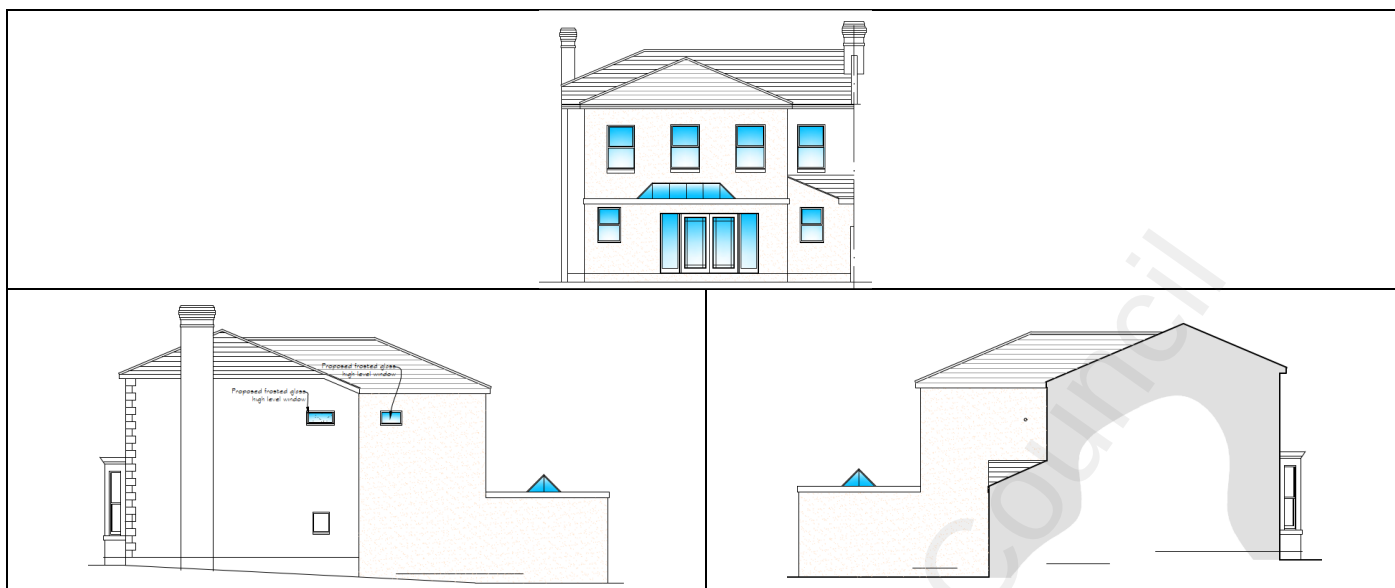
Single storey:

- Depth - 7.858m
- Width - 7.018m
- Height (max) - 2.8m

Two storey:

- Depth - 4m
- Width - 7.018m
- Height (max) - 7.54m
- Height (eaves) - 6.2m

Although the extension is large and has been increased in size from the previous permission, it is considered to be an improvement on the original outrigger and a significant improvement in terms of design. The extension will create space for an enlarged fourth bedroom, ensuite and new family bathroom at first floor level. Two flank windows will serve the bathroom/ensuite and a rear window will provide light into the bedroom. On ground floor space will be created for a large open plan kitchen/diner at ground floor, there will be patio doors out to the garden, a roof lantern and one rear facing window.



The materials proposed will match the existing dwelling and given the location at the rear will have a limited impact on the Conservation area.

Overall, the extension is set-down and subservient, but also set-in from the flank wall of the property. The development will replace an incongruous rear projection and although large, are not excessive in size or bulk. The development is not visible from any public vantage point, will not impact on the street scene and preserve the character of the Darnley Road Conservation Area, complying with statutory test 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Therefore, the proposal is in accordance with Policies CS19 (Development and Design Principles) and CS20 (Heritage and the Historic Environment) of Gravesham's Local Plan Core Strategy (LPCS) (2014), saved policy TC3 (Development Affecting Conservation Areas) of Gravesham's Local Plan First Review (1994), as well as Sections 12 and 16 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The proposed extensions will safeguard the amenity of future occupiers. The rooms provided within the development accord with the recommendations within Gravesham's Residential Layout Guidelines (RLG) (2020). In addition, the garden area post-development has a depth of 28.5m and an area of 320.6m², which exceeds the RLG recommendation for a four bedroom house. Therefore the proposal is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The proposed extension will not cause material harm to the amenity of any adjoining property in terms of outlook, privacy, sense of enclosure or loss of light. There were some initial concerns with the amenity of neighbouring properties in terms of light and outlook, by virtue of the increased width at a depth of 4.858m. However, the reduction in depth at first floor to 4m means that the first floor extension passes the 45 degree rule for both neighbours, nos. 76a and 80 Darnley Road. The flank windows proposed will be serving bathrooms and conditioned to ensure that they are obscure glazed. Overall the development will safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

There are no parking or highway issues related to this proposal. Even though the garage will be demolished to make space for the extensions, there is sufficient space on the driveway to accommodate two vehicles in accordance with the adopted parking standards for a four bedroom property (SPG 4) (2006).

Conclusion

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

The extensions, although large, are an improvement on the existing arrangement at the rear, are subservient and not excessive in size or bulk. The extensions are located at the rear and therefore will not impact on the street scene and will preserve the character of the Darnley Road Conservation Area. Furthermore, the development will safeguard the amenity of future occupiers, neighbouring properties and will have no impact on the highway network.

As such, it is recommended that planning permission is granted.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	4 th February 2022	Dated:	04 February 2022