

Delegated Report

Householder Planning Application

Planning Application No: 20230688

Location: 98 Darnley Road Gravesend Kent DA11 0SN

Description: Erection of a single storey rear extension with roof lights.

Applicant: Harry Rama

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Site Location Map
- Proposed Block Plan
- Drawing No: 1573/1 (Existing Ground Floor Plan)
- Drawing No: 1573/2 (Existing First Floor Plan)
- Drawing No: 1573/3 (Existing Section)
- Drawing No: 1573/4 (Existing Rear Section)
- Drawing No: 1573/5 (Proposed Ground Floor Plan)
- Drawing No: 1573/6 (Proposed First Floor Plan)
- Drawing No: 1573/7 (Proposed Side Section)
- Drawing No: 1573/8 (Proposed Rear Section)
- Drawing No: 1573/9 (Existing Elevations)
- Drawing No: 1573/10 (Proposed Elevations)

Relevant Planning History

No relevant planning history

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)

- 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 (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.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 9 - Promoting Sustainable Transport
- Section 12 – Achieving well-designed places
- Section 15 - Conserving and enhancing the natural environment

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Darnley Road Conservation Area Appraisal (2009)
- Management Plan – Suburban Conservation Areas (2009)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

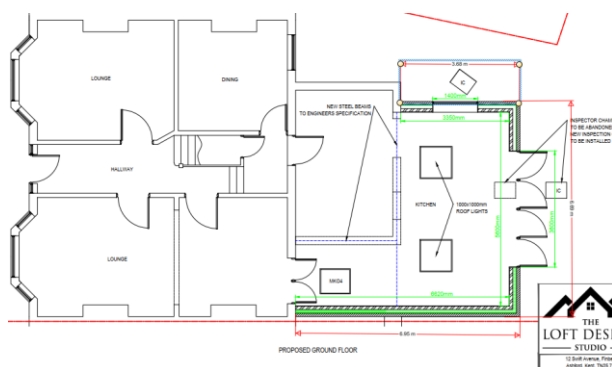
Neighbouring properties

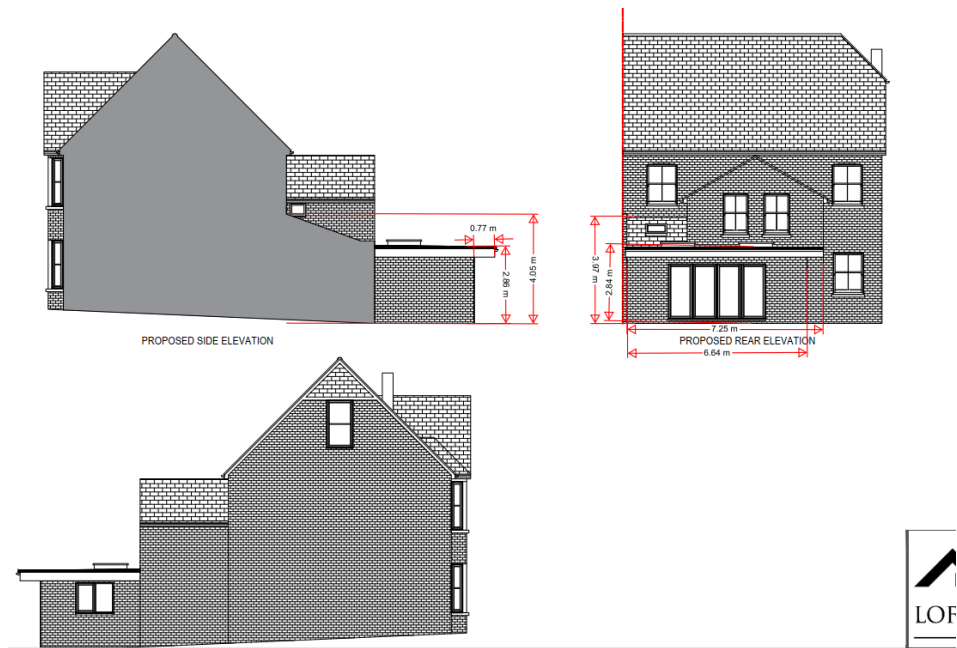
The application was advertised by way of site notice and letters to nine surrounding properties. The consultation period expired on 04.08.2023 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of a single storey rear extension with a canopy and rooflights.





Character and Appearance

The application site comprises a semi detached house which is located in the Darnley Road Conservation Area. The property was constructed circa 1874-1907 and is noted as a positive building on the according to the Darnley Road Conservation Area Appraisal and as such is considered to contribute significantly to the character of the conservation area. It is important to ascertain whether the proposed development would harm, enhance or preserve the conservation area.



The property is set back from Darnley Road with a front wall serving as a boundary treatment.



The proposed development would be situated to the rear of the property and as such would not impact the character or appearance of the conservation area owing to the fact the extensions are not visible from a public vantage point.

Rear extensions are not uncommon in the area, the adjoining semi has a rear extension with a similarly sized projection in place.



The proposed extension will differ from the neighbouring extension in terms of roof form and construction materials with the proposed extension utilising bricks to match the existing house. The extension is considered large, however overall it does appear subservient to the host dwelling.

In summary the extension is not visible from any public vantage point and will not impact on the street scene. As such it is considered that the proposal would be in accordance with Policy CS19 of Gravesham's Local Plan Core Strategy 2014 and Section 12 of the National Planning Policy Framework 2021. Moreover, the proposal is not considered to impact on the Darnley Road Conservation Area as no alterations will be visible from a public vantage point. Therefore, the development is in accordance with statutory test 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy CS20 of the Gravesham Local Plan Core Strategy 2014, saved Policy TC3 of Gravesham's Local Plan First Review 1994 as well as Section 16 of the National Planning Policy Framework 2021.

Amenity of Future Occupiers

The property benefits a large garden and so post development the amenity space will be plentiful and so the amenity of future occupiers is safeguarded.

Neighbouring Amenity

The proposal is not liable to impact light or outlook to the property known as No.100 Darnley Road as the extension is set away from this properties boundary. In terms of privacy, there will be a window facing this property which will serve the kitchen/dining area. However given the distance and the fact the proposed extensions siting is behind this dwelling these windows would not materially impact privacy.

The property known as No.96 Darnley Road will not suffer from a loss of privacy as there are no windows proposed in the elevation that face this property. In terms of light and outlook it is not considered that the extensions would materially harm this property, furthermore an additional condition to ensure there are no further window or door openings added to the flank elevations will be imposed.

Parking and Highways

The proposal will not impact existing parking arrangements so there are no concerns in this regard.

Conclusion & Recommendation

The application has been fully considered and is in accordance with local and national planning policy. The extension is not visible from any public vantage point, will be constructed using appropriate materials and will not impact on the character of the Darnley Road Conservation Area. Moreover, the development will safeguard the amenity of future occupiers, as well as adjoining properties. Therefore it is recommended that planning permission is granted, subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	23.08.2023	Dated:	23rd August 2023