



Delegated Report

Householder Planning Application

Planning Application No: 20230090

Location: 32 Cruden Road Gravesend Kent DA12 4HD

Description: Erection of a single storey rear extension.

Applicant: Mr Sean McGrew

Site Visit Date: 09.03.23

Submitted Documents/Plans

Application Form;
OS plan (received on 01.02.23); and
Floor Plans and Elevations with Block Plans – Existing and Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230056	Application for a Lawful Development Certificate in respect of the proposed erection of a outbuilding.	Certificate Granted	27.03.2023

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

- 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

Two surrounding properties were consulted, a site notice was displayed on 22.03.23 and no responses were received. The overall consultation period expired on 14.04.23.

Officer's Analysis

32 Cruden Road is a two storey semi-detached property located south east of the highway.



This application proposes the erection of a single storey rear extension. The works involve excavating part of the raised garden and constructing a new retaining wall.

Design, Character and Appearance

The development would create space for an enlarged lounge area along with a new bedroom and ensuite

and would have the following dimensions:

- Height 3.23m (including roof light)
- Width 7.70m
- Depth 3.74m

The extension is subservient to the existing dwelling and will be constructed with a flat roof. Proposed external materials for the development include; brickwork/render with UPVC windows and doors to match the existing dwelling. The excavation of part of the raised garden to create space for the development will include a new retaining wall and steps. This would not detrimentally impact the character of the dwelling or the local area. In addition, the development is located to the rear of the property and will not impact the street scene.

As such, the development is acceptable and accords 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, and the proposed block plan indicates the resultant garden space would comply with these requirements. The RLG (2020) also sets out expected room sizes, and the new bedroom and ensuite would comply with the guidelines; albeit the bedroom at 7.91m would only be suitable for single occupancy. Therefore, the proposed development is considered to provide acceptable garden and room space to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Neighbouring Amenity

No neighbour responses were received during the consultation process, however the development has been assessed in terms of neighbouring amenity below.

The proposal will not result in a sense of enclosure, loss of light, loss of privacy, or impact the outlook of neighbouring properties. The new window facing number 34 Cruden Road will serve an ensuite and as such, can be conditioned to be obscure glazed. No other windows are proposed in the flank elevations. In addition, the plans show the extension will be single storey, and modest in depth and height. Furthermore, there is an existing conservatory at No. 30 Cruden Road, and a substantial gap between No.s 32 and 30. Moreover, the excavation of part of the rear garden will not detrimentally impact neighbouring amenity.

As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Highways and Parking

There are no highways or parking concerns that arise as a result of this proposal. Although the development will result in one additional bedroom, it is considered that there is sufficient on-street parking to mitigate this.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of archaeological potential. However, a single storey rear extension is unlikely to have any archaeological impact.

Conclusion

The proposed single storey rear extension will be constructed using acceptable materials and is subservient to the existing 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 and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	18th April 2023	Dated:	18th April 2023