



Delegated Report

Householder Planning Application

Planning Application No: 20211318

Location: 30 Thomas Drive Gravesend Kent DA12 5PZ

Description: Erection of a single storey rear and side extension.

Applicant: Mr Sukkoh

Submitted Documents/Plans

Application Form Dated 20 October 2021;
Drawing no. GRA/21071/P (Site Location Plan, Existing and Proposed Block, Elevations and Floorplans).

Relevant Planning History

20211320	Application for Lawful Development Certificate for proposed conversion of loft to habitable rooms with hip to gable extension, rear dormer and sky light windows in front roof slope.	Pending consideration
20080894	Erection of two storey side extension to form enlarged kitchen, w.c./shower room/cloakroom at ground floor level with bedroom at first floor level.	Permitted 28/04/2009
20000086	(Part) Erection of two storey rear extension to form enlarged living room at ground floor and enlarged bedroom and enlarged bathroom at first floor level. - REFUSED. Erection of two storey side extension to form enlarge kitchen wc/shower room/cloakroom at ground floor level with tudy and bedroom at first floor level. PERMITTED (Part) Erection of two storey side extension to form enlarged kitchen wc/shower room/cloakroom at ground floor level with study and bedroom at first floor level. - PERMITTED.	Split Decision 03/04/2000
19860808	Erection of single storey rear extension to form sitting room lobby and WC.	Permitted 20/02/1987

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;
- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide SPD (2021)

Consultations, Publicity and Representations

Neighbouring properties

Eight surrounding properties were consulted and a site notice was also displayed. The overall consultation period expired on 10 December 2021 and no representations have been received.

Officer's Analysis

Design, Character and Appearance

This is an application for a single storey rear and side extension. 30 Thomas Drive is a two storey end of terrace property in use as a single dwelling. The property has been extended to the rear with a single storey rear extension, which is being rebuilt as part of this application. There have been previous applications to extend the property which have not been implemented. There is an access running alongside the property serving garages to the rear.

The proposed extension is for a single storey rear and side wraparound extension. It is 1.9 metres wide at the side of the property, running for the full length of the property, and then beyond the rear elevation by 5.7 metres, as per the depth of the existing rear extension. The extension is designed with a flat roof surrounded by parapet walls, and a false pitch on the front elevation.

Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. Paragraph 126 of the NPPF 2021 states that good design is a key aspect of sustainable development. 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 proposed extension is considered to be well designed and not excessive in size of bulk based on the existing extension to the property. The side extension is modest in size and scale and will not affect the appearance of the street scene. There is no detrimental loss of a gap within the street scene as the site is

adjacent to an access way. It is therefore in accordance with the design policies outlined above.

Amenity of Future Occupiers

The NPPF (2021) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

The proposed side and rear extension will create an enlarged kitchen and dining area, and a wider entrance hall. These are appropriately sized and in accordance with the Residential Layout Guidelines (2020). The overall number of bedrooms at the property is not increasing. As mentioned above, the property already has a rear extension which is being increased in width. As such there is only a minimal impact on the rear garden area. The property will have a satisfactory remaining garden amenity area.

There are no issues of overlooking or loss of light for future occupiers.

Overall, it is considered that the proposal would have an acceptable impact on the amenity of future occupiers in accordance with Policy CS19 of the Local Plan Core Strategy, Residential Layout Guidelines and the Technical Housing Standards.

Neighbouring Amenity

As outline above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objections to the proposal were received.

The proposed extension is single storey and designed with a flat roof which by its very nature reduces the potential impact on amenity and there are no issues of overshadowing. There are no windows to result in any loss of privacy to adjacent properties.

The impact of the proposed extensions on the amenity of surrounding properties has been thoroughly assessed and there are not considered to be any issues. Neighbour amenity has been safeguarded in accordance with Policy C19 of the Local Plan Core Strategy 2014.

Parking and Highways

There is no impact on parking or highways issues with this proposal.

Conclusion

The application has been fully considered and it is recommended that planning permission be granted. The proposed extension is in accordance with local and national planning policy, the development is not excessive in size, bulk or height, will be constructed in suitable materials and will have no impact on the wider street scene. Furthermore there will be no impact on the amenity of future occupiers, neighbouring properties or the parking arrangement at the property.

Recommendation

Permission

Conclusion & Recommendation

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Miss Faye Hobbs	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	17th December 2021	Dated:	19th December 221

Gravesham Borough Council