



Delegated Report

Application No: 20211041
Location: 22 Vigilant Way, Gravesend, Kent, DA12 4PP
Description: Erection of a single storey rear extension.
Applicant: Mrs Kelly Horton
Site Visit Date: Desktop assessment

Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Application form received 18 August 2021;
Planning statement received 18 August 2021;
Drawing no. BH/02 (Existing ground floor plan and side elevation facing 20 Vigilant Way) received 18 August 2021;
Drawing no. BH/03 (Existing elevations) received 18 August 2021;
Drawing no. BH/04 (Proposed ground floor plan) received 18 August 2021;
Drawing no. BH/05 (Proposed rear elevation) received 18 August 2021;
Drawing no. BH/06 (Proposed side elevation facing No. 24 Vigilant Way) received 18 August 2021;
Drawing no. BH/07 (Proposed front elevation) received 18 August 2021;
Drawing no. BH/08 (Proposed side elevation facing No. 20 Vigilant Way) received 18 August 2021;
Drawing no. BH/09 (Section A-A) received 18 August 2021; and
Drawing no. BH/01 (Existing site location block plans and proposed block plan) received 19 August 2021.

Relevant Planning History

<u>Application No.</u>	<u>Description</u>	<u>Status</u>	<u>Decision</u>
20090408	Application for Lawful Development Certificate for the proposed side extension to roof; construction of a dormer extension in rear roof slope and conversion of roof space into a bedroom.	Granted	05.06.2009

Development Plan

Gravesham Local Plan Core Strategy 2014
CS01 – Sustainable Development
CS02 – Scale and Distribution of Development
CS11 – Transport

CS19 – Design and Development Principles

Saved Policies in the 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 those 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 the review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan First Review 1994 generally conform with the NPPF 2021, the Council will also seek to replace these saved policies via the emerging Local Plan.

Other Material Considerations

National Planning Policy Framework 2021

Section 2 – Achieving sustainable development

Section 9 – Promoting sustainable transport

Section 12 – Achieving well-designed places

Supplementary Planning Guidance (SPG)

SPG2 – Residential Layout Guidelines (2020)

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 3 properties. The consultation period expired on 13 September 2021.

No letters of representation have been received.

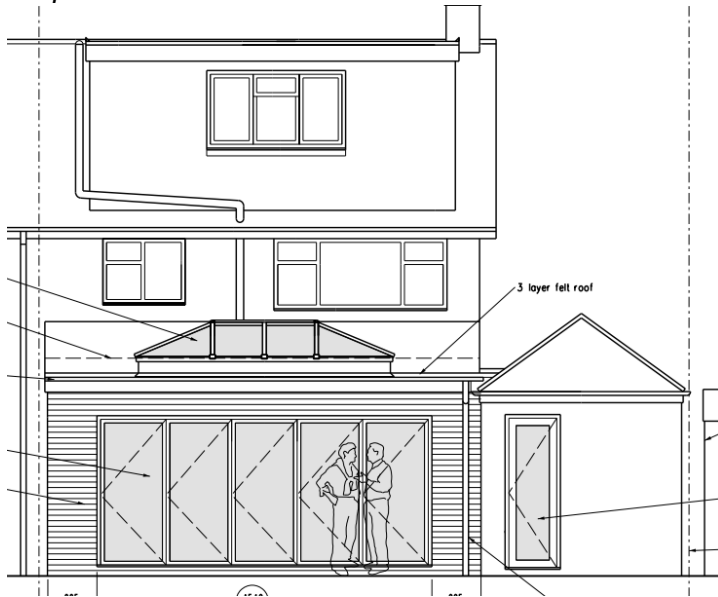
Local Ward Councillors were also consulted and no responses were received.

Analysis

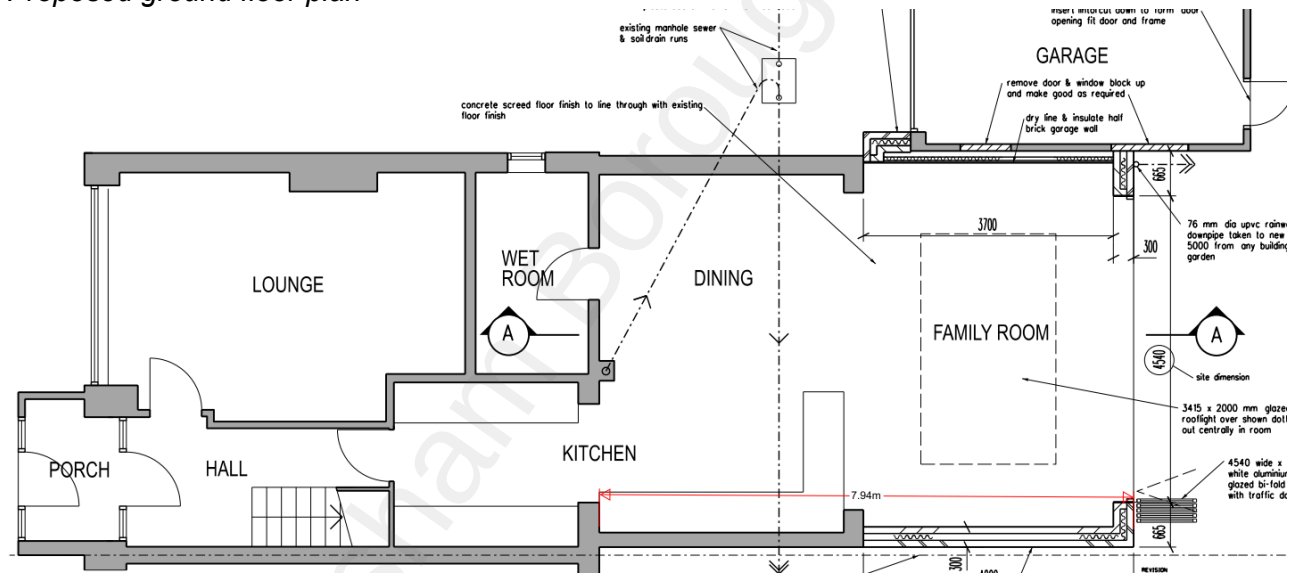
Proposal

This application seeks permission for the erection of a single storey rear extension. It will project 4m to the rear of the existing single storey extension, and will extend across the width of the house to join up to an existing garage. It will have a flat roof up to 2.9m high, with a lantern light. There will be bi-fold doors to the rear elevation. The extension will comprise a family room. The proposed materials will match the existing.

Proposed rear elevation



Proposed ground floor plan



Principle Issues

The main issues to consider in the determination of this application are the design of the proposed extension and the impact on the character and appearance of the existing property and surrounding area, the effect of the proposal on the amenities of existing neighbouring properties, as well as whether the proposed development itself will provide satisfactory living accommodation for future occupiers, and its impact on highway safety and parking provision.

Design and Character and Appearance of Surrounding Area

Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. 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 existing property is a two storey semi-detached property located in an urban area of Gravesend. The existing dwelling has already been extended with a hip to gable roof extension, a dormer and a single storey rear extension. The application site has an existing garage to the side/rear with a side access (this will be blocked up). The application site has retained a large rear garden.



Whilst the proposed single storey rear extension would result in an extension with a fairly significant depth (approximately 7.9 metres total from the main rear wall), this is not considered to be excessive in the context of typical permitted development allowances on the depth of larger rear extensions for detached properties. It would only be 1.9 metres over what is allowed under permitted development rights for a semi-detached dwelling. It would be located to the rear of the existing dwelling and would not be visible from any public vantage points. It is not untypical of the form of larger rear extensions which have been authorised under Permitted Development rights in recent years. There are also detached garages positioned to the side/rear of the surrounding properties that extend further back into rear gardens than what is proposed.

It would be important to ensure matching materials to ensure the uniform appearance of the extended property; this should be conditioned.

Overall, whilst the proposed rear extension will be deep, it is considered appropriate in terms of its size, scale and appearance, and in the context of the character and appearance of the site and street scene in general. Provided the proposed materials match the existing, the proposal is

considered acceptable in design terms, and would comply with the requirements of Policies CS12 and CS19 of the Core Strategy 2014, and paragraphs 130 and 174 of the NPPF 2021.

Residential Amenity

The NPPF 2021 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, 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.

Future Occupiers

It is considered that the proposals comply with the Council's residential layout guidelines and the Technical Housing Standards - Nationally Described Space Standards in terms of the proposed accommodation and retained garden, which will remain a generous size (in excess of 250sqm). There is no conflict with Policy CS19 of the Core Strategy 2014 in respect of the living conditions for future occupants of the dwelling.

Neighbouring Properties

Whilst it is certainly deep, due to its single storey nature, which includes a flat roof that is not much higher than existing boundary treatment, it would not be considered to cause any significant loss of light or privacy, nor have any dominant impact on neighbouring properties. No neighbour representations have been received.

Therefore, the proposals would comply with Policy CS19 of the Core Strategy 2014.

Parking and Highways

The parking requirements for the property would be unaffected as a result of the proposal. There would therefore be no conflict with Saved Policy P3 of the Local Plan 1994 and Policy CS19 of the Core Strategy 2014.

Conclusion

The proposal is considered to be acceptable in terms of the design and impact of the extension on the application building and the character and appearance of the surrounding area, and with regards to residential amenity and highway matters. The proposal would therefore comply with the requirements of Policy CS19 of the Core Strategy 2014, saved Policy P3 of the Local Plan 1994, and paragraphs 109 and 130 of the NPPF 2021.

Recommendation:

Approval with conditions.

See draft Decision.

Case Officer: Katherine Parkin	Team Leader: Faye Hobbs
Signed: K. Parkin	Signed: 

Dated: 11/10/2021	Dated: 11 October 2021

Gravesham Borough Council