

Delegated Report

Householder Planning Application

Planning Application No: 20240073

Location: 28 Cross Lane West Gravesend Kent DA11 7PY

Description: Erection of a single storey side return extension.

Applicant: Mr Jasbinder Virdi

Site Visit Date: 03 April 2024

Submitted Documents/Plans

Householder Application for Planning Permission form;
Drawing no. 2323-EX-100 Existing site and location plans;
Drawing no. 2323-EX-100 Existing ground, first and loft layouts, roof plan and front and rear elevations;
Drawing no. 2323-PR-301 Proposed site and location plans;
Drawing no. 2323-PL-200 Proposed ground, first and loft layouts, roof plan and front and rear elevations;
Drawing no. 2323-PL-201 Existing and proposed side elevations; and
Fire Strategy Statement 25 January 2024.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240082	Application for a Lawful Development Certificate for proposed loft conversion with rear/side dormer extension and four rooflights.	Pending	

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 and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful 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)
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

GBC Environmental Protection Team (Regulatory Services)

No objection to this application or comments to make.

Neighbouring properties

The application was publicised to five neighbouring properties by letter. No representations have been received.

Officer's Analysis

Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings.

In relation to single storey rear extensions, the Householder Extensions/Alterations Design Guide (2021) sets out that they should not dominate the original property in terms of depth (extensions to extensions will not generally be supported); they should not rise above the window cill level of any first floor windows; they should not be excessive in height, especially where they are greater than three metres in depth; or excessive in width (no greater than the original building). Flats roofs can be acceptable where they are not widely visible and pitched roof designs should reflect the main roof.

The proposed development would be of a design and materials that would match with the existing building and those in the surrounding area. As a rear infill extension, the proposal would not be widely visible and it would be subservient to the existing building. As such, the proposal would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 and the Householder Extensions/Alterations Design Guide (2021).

Amenity of Future Occupiers

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants. In this regard, the Nationally Described Space Standards (NDSS) and the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The proposed development would improve the living conditions for future occupiers and sufficient rear garden area and depth would be retained.

It is noted that the proposed development would result in the loss of a side kitchen window and a rear dining room window but due to the proposal incorporating bifold doors and rooflights, there would be no

significant loss of natural light to either of these rooms.

Overall, the proposed development would not be detrimental to residential amenity and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and the RLG.

Neighbouring Amenity

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of neighbouring occupiers. In this regard, the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

Due to the design of the proposed development, to the screening provided by boundary treatments and to the layout and orientation of the surrounding properties, there would be no adverse overlooking impacts to the occupiers of the surrounding dwellings.

In order to prevent any future loss of privacy or adverse noise/odour impacts to neighbours, any planning permission granted should be conditioned to preclude the insertion of any windows or openings (including flues) in the side elevations of the proposed development.

In terms of assessing overshadowing impacts, the Householder Extensions/Alterations Design Guide (2021) states that the 25° and 45° rules will be used. If the centre of any perpendicular neighbouring window is crossed by a 45° line drawn from the extension (in plan and elevation form), then daylight and sunlight could be adversely affected. Similarly, if a development breaches a 25° line drawn from the centre of any opposite window, then daylight and sunlight could be adversely affected.

The proposed extension would breach the 45° rule in plan and elevation form for the ground floor window at no. 26 Cross Lane West. The proposed development would also have a tunnelling impact on this window, due to the existence of a rear projection at no. 26. The proposed extension would also breach the 25° rule for the windows in the side elevation of no. 26 that face the application site. However, as the proposal would have a flat roof with a maximum height of 2.7 metres and is south facing, it is considered that the adverse overshadowing impacts would not be so significant as to warrant a refusal of planning permission.

Due to the proximity of the proposed extension to the boundary with no. 26 Cross Lane West, some adverse overbearing impacts would occur. However, as the proposal would have a flat roof with a maximum height of 2.7 metres, it is considered that the adverse overbearing impacts would not be so significant as to warrant a refusal of planning permission.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Any Other Material Planning Considerations

The application site is located within the buffer zone for the Woodfield Avenue historic landfill site and due to the potential for adverse ground contamination, a watching brief contamination condition would be required. Therefore, provided that this condition is attached to any planning permission granted, then there would be no adverse ground contamination impacts.

The application site is located within an area of multi-period archaeological potential, Groundwater Source Protection Zone 2, a Site of Special Scientific Interest (SSSI) Impact Risk Zone and a smoke control area. However, as the proposed development would be within the confines of an existing residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to archaeology, any sensitive habitats or to groundwater. With regard to the smoke control area, advice regarding smokeless fuels/appliances can be given to the applicant in an informative attached to any planning permission granted.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials to match existing

No openings in flank elevations (flues)

Contamination watching brief

Conclusion & Recommendation

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	4th April 2024	Dated:	10 th April 2024