



Delegated Report

Householder Planning Application

Planning Application No: 20231277

Location: 23 St Johns Road Gravesend Kent DA12 2SB

Description: Erection of a first floor rear extension.

Applicant: Mr Avtar Kaushal

Site Visit Date: 30th January 2023

Submitted Documents/Plans

Application Form Dated 09/12/2023;
Drawing Number D01 (Ground Floor Plan – Existing);
Drawing Number D02 Rev1 (REVISED First Floor Plan – Existing);
Drawing Number D03 Rev1 (REVISED First Floor Plan – Proposed);
Drawing Number D04 Rev1 (REVISED Roof Plan – Existing);
Drawing Number D05 Rev1 (REVISED Roof Plan – Proposed);
Drawing Number D06 Rev1 (REVISED Front and Rear Elevations – Existing);
Drawing Number D07 Rev1 (REVISED Side Elevations – Existing);
Drawing Number D08 Rev1 (REVISED Front and Rear Elevations – Proposed);
Drawing Number D09 Rev1 (REVISED Side Elevations – Proposed);
Drawing Number D010 Rev1 (REVISED Section Plan AA – Proposed);
Drawing Number D11 (Block Plan – Existing and Proposed); and
Drawing Number D12 (Site Location Plan).

~~Drawing Number D02 (SUPERSEDED First Floor Plan – Existing);~~
~~Drawing Number D03 (SUPERSEDED First Floor Plan – Proposed);~~
~~Drawing Number D04 (SUPERSEDED Roof Plan – Existing);~~
~~Drawing Number D05 (SUPERSEDED Roof Plan – Proposed);~~
~~Drawing Number D06 (SUPERSEDED Front and Rear Elevations – Existing);~~
~~Drawing Number D07 (SUPERSEDED Side Elevations – Existing);~~
~~Drawing Number D08 (SUPERSEDED Front and Rear Elevations – Proposed);~~
~~Drawing Number D09 (SUPERSEDED Side Elevations – Proposed);~~
~~Drawing Number D010 (SUPERSEDED Section Plan AA – Proposed);~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20231093	Erection of a first floor rear extension to include a new flank window to existing bedroom.	Refused	06.12.2023

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

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comment received

GBC Highways Officer - Given the number of bedrooms remains the same I have no observations to make.

Neighbouring properties

Five surrounding properties were consulted and a site notice was displayed on 9th January 2024. One representation was received with concerns which will be assessed in the following report:

- Impact on parking

Concerns were also raised with regards to:

- Recent developments to the roof of property
- Impact of building work on surrounding area

However, these are considered to be non-material planning considerations and will not be assessed within the report.

The consultation period ended on 02/02/2024.

Preliminary Matters

A request was made to the Agent via email to provide updated plans to include the dormer to the rear roof slope. Updated plans were provided by the Agent on 24.01.2024.

A previous application 20231093 was submitted for a first floor rear extension to include a new flank window to existing bedroom and was refused on the following matters:

- 1. By virtue of the proposed flat roof, the first floor rear extension is not considered to be sympathetic to the original roof of the host dwelling and therefore, the application is considered to be contrary to Gravesham's Design Guidance SPD (2021), Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2023).*
- 2. By virtue of the substandard distance from the proposed habitable window to neighbouring habitable window and private garden area, the development is considered to have a detrimental impact on the amenity of neighbouring properties and is therefore contrary to Policy CS19 (LPCS) and Section 12 of the NPPF (2023).*

The current application looks to address and overcome these issues.

Officer's Analysis

Design, Character and Appearance

23 St John's Road is a two-storey terraced dwelling located on the Eastern side of the highway. There is a small garden to the front of the property with no availability for off-road. The property has been recently been extended with an 'L' shaped dormer to the rear roof slope with rooflights to the front roof slope and an outbuilding to the rear garden for which no planning permission was sought.

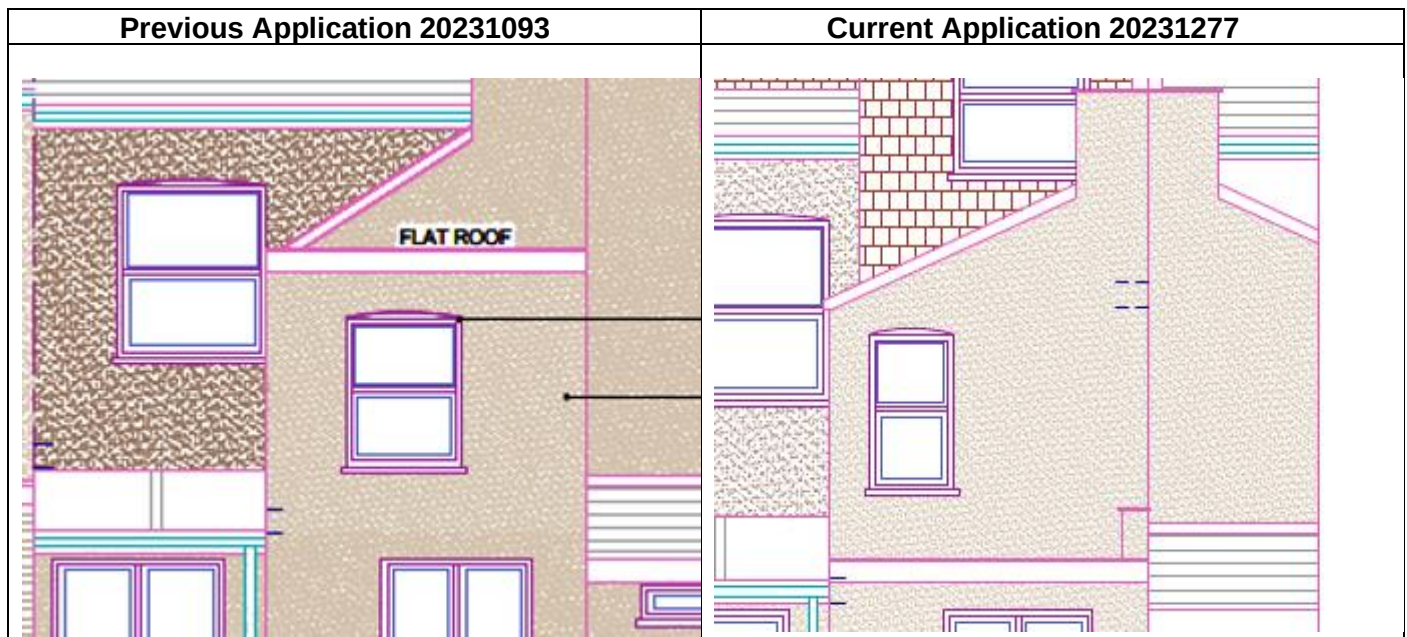


The application proposes the erection of a first floor rear extension with roof light window in the side roof slope.

The first-floor rear extension will be approx. 3.38m in height with a pitched roof and a projection of 3.6m and a proposed width of 2.8m.

The extension will create space for a larger third bedroom with en-suite. There will be a window to the rear elevation serving the bedroom and the extension will be constructed using materials to match the main dwelling with a rendered and painted finish.

The previous application was refused as the extension proposed a flat roof which was not considered to be sympathetic to the original roof of the host dwelling and contrary to Gravesham's Householder Guidance. The resubmission has addressed this issue by introducing a pitched roof to reflect that of the host dwelling:



Therefore, it is considered that the current application has overcome the reasons for refusal in terms of design, character and appearance.

As such, by virtue of the inclusion of a pitched roof, the development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials, will have no impact on the street scene and is therefore in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

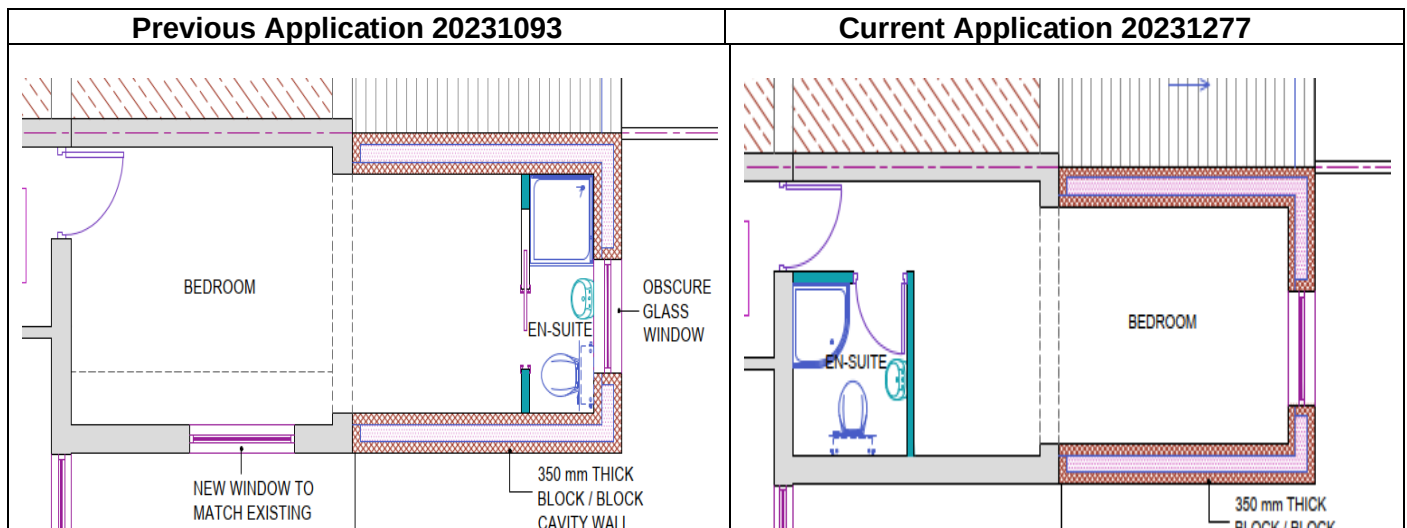
The application does not introduce any additional bedrooms to the property and all rooms provided accord with those set out in the Residential Layout Guidelines (2020).

Therefore, the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Neighbouring Amenity

The previous submittal was refused as the application proposed a habitable window to the existing flank elevation, which measured a substandard distance from the neighbouring private amenity area.

The current application has removed the habitable window to the flank elevation by reconfiguring the internal layout, ensuring neighbouring privacy is maintained:



As such the resubmittal has addressed the issue of overlooking from the previous application.

The application introduces a habitable window to the rear of the first floor extension. However, this exceeds the recommended 21m minimum distance as set out in Gravesham's Residential Guidelines and as such no objections are raised.



Therefore, by virtue of the removal of habitable window to the flank elevation, the resubmission has overcome the issues of the previous application in terms of neighbouring amenity and as such the proposed development is not considered to have any detrimental impact on the amenity of neighbouring properties and is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Highways and Parking

Neighbours raised concerns with the potential impact the development would have on parking in the immediate area. As per the Highways Officer's comments above, the proposal does not introduce any additional bedrooms to the property and therefore no highways or parking issues are raised.

Conclusion

By virtue of the inclusion of a pitched roof and removal of habitable window to the existing flank elevation, the proposed first floor rear extension has overcome the issues of the previous application and as such is

not deemed to be excessive in size or bulk, will be constructed using appropriate materials and has no impact on the street scene and is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Miss Faye Hobbs
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	5 th February 2024	Dated:	05 February 2024