



Delegated Report

Householder Planning Application

Planning Application No: 20220697

Location: 19 Christianfields Avenue Gravesend Kent DA12 5NE

Description: Erection of a single storey rear extension.

Applicant: Mr. Paul Measor

Site Visit Date: 28.07.22

Preliminary Matters

The application, as submitted would not have been supported by the Local Planning Authority. There were concerns about the design of the development and resultant private garden space. The agent was emailed on 29.07.22 to provide the opportunity to amend the application. An extension of time was agreed to determine the application and revised plans were received from the agent on 02.09.22. Additionally, the agent confirmed the property has four bedrooms on 09.09.22.

Submitted Documents/Plans

Application Form;
Supplementary Information – Email from agent confirming the property has four bedrooms (received 09.09.22);
Drawing No. BP – 02 REV A - REVISED Block Plan - Proposed;
REVISED Block Plan- Existing (received 01.09.22);
REVISED Floor Plans – Existing (received 01.09.22);
REVISED Front and Rear Elevations – Existing (received 01.09.22);
REVISED Left and Right Elevations – Existing (received 01.09.22);
REVISED Section AA – Existing (received 01.09.22);
REVISED 3D Views – Existing (received 01.09.22);
REVISED Floor Plans – Proposed (received 01.09.22);
REVISED Front and Rear Elevations – Proposed (received 01.09.22);
REVISED Left and Right Elevations – Proposed (received 01.09.22);
REVISED Section AA – Proposed (received 01.09.22);
OS Plan (received 07.07.22); and
Block Plan (received 07.07.22.)

Superseded Plans

~~Block Plan- Existing (received 21.07.22);~~
~~Floor Plans – Existing (received 21.07.22);~~
~~Front and Rear Elevations – Existing (received 21.07.22);~~
~~Left and Right Elevations – Existing (received 21.07.22);~~
~~Section AA – Existing (received 21.07.22);~~
~~3D Views – Existing (received 21.07.22);~~
~~Block Plan- Proposed (received 21.07.22);~~
~~Floor Plans – Proposed (received 21.07.22);~~
~~Front and Rear Elevations – Proposed (received 21.07.22);~~

~~Left and Right Elevations – Proposed (received 21.07.22);~~
~~Section AA – Proposed (received 21.07.22);~~
~~3D Views – Proposed (received 21.07.22);~~

Plan Note

The plans show a porch and dormer. It is important to note that this application is dealing with the erection of a single storey rear extension only, and any approval does not convey permission for any works that fall outside the single storey rear extension. If the porch and dormer has been built under Permitted Development Rights, the applicant may wish to apply for a Lawful Development Certificate to confirm the development is lawful.

Relevant Planning History

No relevant history.

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

- SPG2 - 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

Ward Councillors

No Comments.

Neighbouring properties

A site notice was displayed on 28.07.22, four surrounding properties were consulted, and no responses were received. The overall consultation period expired on 19.08.22.

Officer's Analysis

19 Christianfields Avenue is a two storey semi-detached property located to the east of the highway.



This application proposes the demolition of the existing store/hall and erection of a single storey rear extension.

Design, Character and Appearance

The proposed single storey rear extension creates space for an enlarged kitchen/dining area and a utility room. According to the application form the extension is to be constructed using tiles, brick and UPVC windows to match the existing dwelling. The materials are therefore considered acceptable.

The plans show the extension is to have a depth of 4.00m, a width of 6.50m, eaves height of 2.87m, and a maximum height of 3.20m (inclusive of the roof lantern). The extension will not be excessively large and is considered subordinate to the main dwelling.

The proposed windows are considered acceptable in terms of overall shape and alignment with the windows at first floor level. No windows or openings are proposed in the flank elevations. As the extension will not be seen from the street, the development will not have an impact on the character of the street scene. As such the development is in accordance 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. For a four bedroomed property, the garden depth should be 10.00m and the garden area should be 100.00sqm. Post development, the rear garden will measure approximately 12.20m at its deepest point, and the garden area will be approximately 79.31sqm. Although the garden space is under the RLG recommendation, the Permitted Development fall-back position should be taken into account. A similar extension, with a 6.00m depth, could be constructed under permitted development (via a Prior Approval Householder Application) as long as extensions and other buildings, excluding the main dwelling, do not exceed 50% of the curtilage. The RLG (2020) also sets out required room sizes. At 21.71sqm, the kitchen/dining area exceeds the requirements. Therefore, the proposed development is considered to provide acceptable room sizes and garden space to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Neighbouring Amenity

The proposal is unlikely to result in a detrimental loss of light, loss of privacy, cause a sense of enclosure or impact the outlook of neighbouring properties. The proposed extension is single storey, with a modest height and depth. A similar extension 6.00m deep could be constructed under Permitted Development rights via a Prior Approval Householder Application. No neighbour representations have been received. As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Highways and Parking

There are no parking or highway issues related to this proposal.

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.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal is unlikely to pose an issue with regards to this constraint.

Conclusion

The proposed single storey rear extension will be constructed using acceptable materials and is subservient to the main 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 / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	
----------------------	-----------------	---------------------	--

Signed:	L Hankin	Signed:	
Dated:	9 th September 2022	Dated:	

Gravesham Borough Council