

Delegated Report

Householder Planning Application

Planning Application No: 20240207

Location: 85 Valley Drive Gravesend Kent DA12 5RR

Description: Demolition of existing rear conservatory and erection of a single-storey rear extension with installation of a rooflight.

Applicant: Mubasirul Islam

Site Visit Date: N/A (Photos provided as part of the application)

Submitted Documents/Plans

Application Form;
Supplementary Information – Photograph 1;
Supplementary Information – Photograph 2;
Supplementary Information – Photograph 3;
Drawing No. 21136 (05) 001 Rev A – Block Site Plan as Proposed;
Drawing No. 21136 (05) 002 Rev A – Ground Floor Plan as Proposed;
Drawing No. 21136 (05) 004 Rev A – Roof Plan as Proposed;
Drawing No. 21136 (05) 010 Rev A – Elevation Rear as Proposed;
Drawing No. 21136 (05) 011 Rev A – Elevation Side (North) as Proposed;
Drawing No. 21136 (05) 012 Rev A – Elevation Side (South) as Proposed;
Drawing No. 21136 (04) 004 – Roof Plan as Existing;
Drawing No. 21136 (04) 001 – Block/Site Plan as Existing with Site Location Plan;
Drawing No. 21136 (04) 002 – Ground Floor Plan as Existing;
Drawing No. 21136 (04) 010 – Elevations Rear as Existing;
Drawing No. 21136 (04) 012 – Elevations Side (South) as Existing; and
Drawing No. 21136 (04) 011 – Elevation Side (North) as Existing.

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

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

Consultees

Local Ward Councillors

No responses received.

Neighbouring properties

Six surrounding properties were consulted, a site notice was displayed on 20.03.24 and no responses were received. The overall consultation period expired on 12.04.24.

Site Description

85 Valley Drive is a two storey semi-detached property located on the eastern side of the highway.



This application proposes the demolition of the existing rear conservatory and the erection of a single storey rear extension, with installation of a rooflight.

Proposed Development

The application would create space for internal alterations which would create space for an enlarged living room and dining/kitchen area, along with a new shower room.

The extension would have the following dimensions:

- Height 3.60m (max)
- Depth 5.00m
- Width 5.19m



Officer's Analysis

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well-designed and beautiful places) of the NPPF (2023) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.*

The extension would have a pitched roof and would be constructed using appropriate external materials to match the existing dwelling. This can be secured by condition to ensure a satisfactory visual relationship between the existing dwelling and proposed new development.

The extension would be fairly deep and would largely expand the width of the dwelling, but would be set in from the shared boundary with the adjoining neighbouring property (No. 87 Valley Drive). Overall, the development is considered subservient to the existing dwelling. The extension would not impact the character and appearance of the street scene, as it would not be visible from the public vantage point.

It is noted that the garden has varying land levels, however the plans indicate an engineering operation would not be required in this instance. An engineering operation would require planning permission.

Application photo showing land levels



Overall, the proposal complies with Policy CS19 of the LPCS (2014) and Section 12 of the NPPF (2023).

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. The living area and dining/kitchen area would be acceptable as the proposal results in an increase in room size. The shower room at 1.72sqm, falls under the 3.60sqm requirement set out by the RLG (2020), however as a shower room takes up significantly less space than a bath, this is not considered to be a concern. The resultant garden area exceeds the requirements of the RLG (2020). Therefore, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Neighbouring Amenity

No neighbour responses were received as a result of the consultation carried out for this proposal.

Neighbouring amenity is assessed in terms of loss of light, outlook, privacy and causing a sense of enclosure. The proposed extension is single storey, set slightly away from the shared boundary with No. 87 and there is an existing extension in situ at No. 87. As such, the proposal is not considered to cause a detrimental impact on neighbouring amenity in terms of loss of light, outlook or sense of enclosure. In terms of privacy, the window in the flank elevation facing No. 83 could impact privacy, given the land levels and layout of the two properties. As such, it is considered necessary to condition this window to be fixed shut and obscure glazed.

Photo showing rear of properties



Overall, the proposed development would safeguard neighbouring amenity in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Highways and Parking

There are no concerns, in terms of highways and parking, that arise as a result of this proposal.

Any Other Material Planning Considerations

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal would be unlikely to be impacted by this constraint.

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Contamination

The site lies within the Holyoake Mount Historic Landfill Site area. Therefore, if permission were to be forthcoming then the approval would be subject to a watching brief condition.

Conclusion

The proposed single storey rear extension will be constructed using acceptable materials and is subservient to the existing dwelling. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours and would not impact the street scene.

The application has been fully considered and is in accordance with local and national planning policy.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	24th April 2024	Dated:	26 April 2024