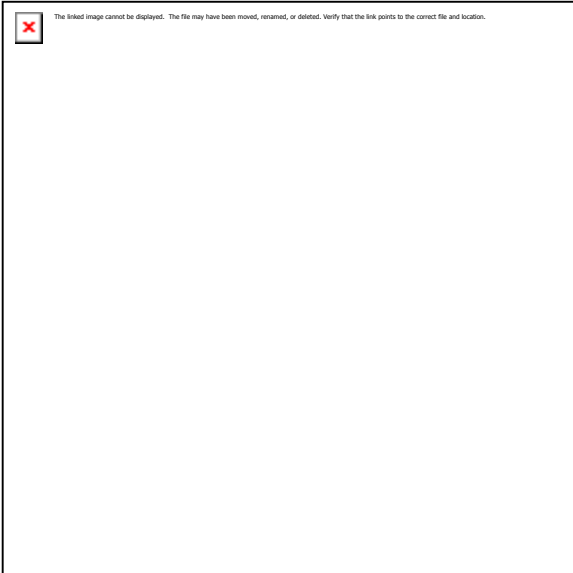




Delegated Report

Householder Planning Application

Planning Application No: 20220639

Location: 103 Old Road West Gravesend Kent DA11 0LW

Description: Demolition of existing extension and erection of single storey rear extension

Applicant: Mr J Beales

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application form
- Drawing No: 01 (Existing Plans/Elevations)
- Drawing No: 02 (Proposed Plans/Elevations)
- Drawing No: 03 (Site Location Map)
- Drawing No: 04 (Existing/Proposed Block Plan)

Relevant Planning History

No relevant planning 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 (2021) sets out 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 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

KCC Heritage and Conservation

No comments received.

Neighbouring properties

The application was advertised by way of letter to three surrounding properties. The consultation period expired on 5th July 2022 and no comments were received.

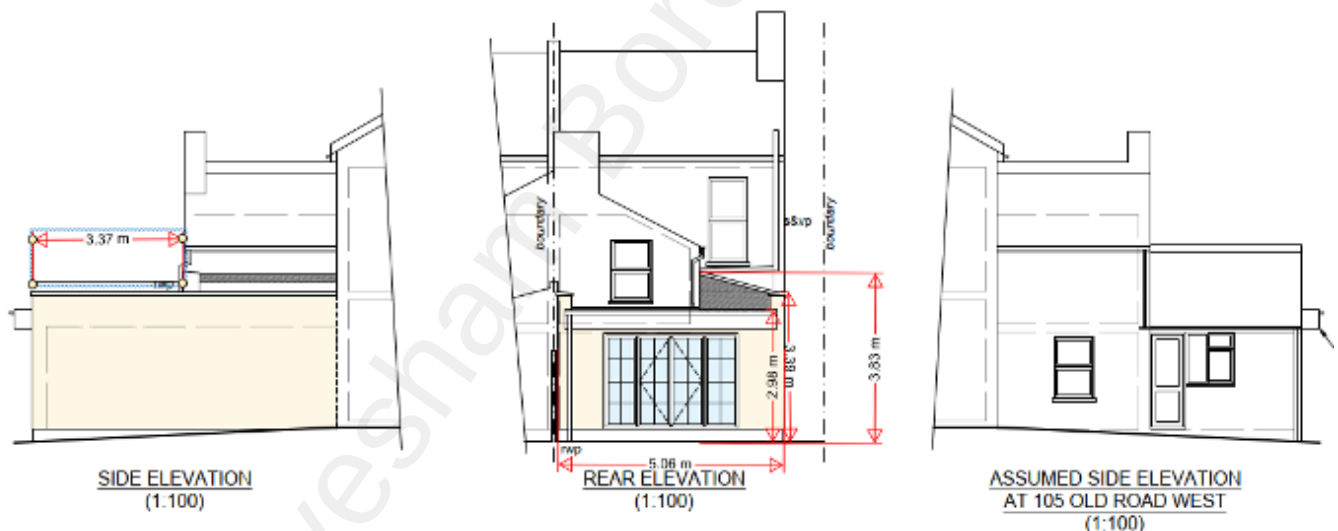
Analysis

Proposal

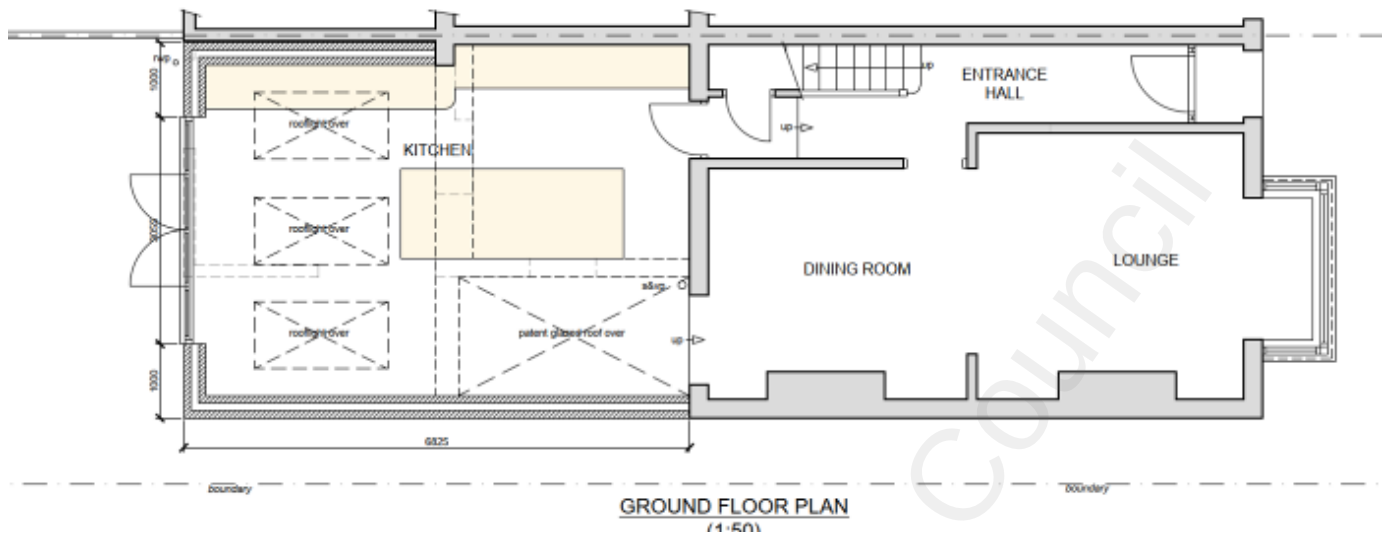
The proposal seeks the demolition of an existing single storey rear extension and the erection of a replacement single storey wrap around extension.



The extension will retain the projection of the existing single storey rear extension and will project 3.3m from the two storey outrigger. It will span full width and will be finished with a flat roof section and a monopitched roof section. The flat roof section will have a parapet wall which will have a maximum height of approx 3.3m and the flat roof will have a max height of 2.9m, the mono pitch roof will have a max height of approx 3.8m.



The extension will include double doors in the rear elevation as well as three rooflights and a patent glazed roof in the monopitched roof section. The extension will allow for a larger kitchen area.



Character and Appearance

The application site is a two storey semi detached house in use as a single family dwelling. The property appears to have a single storey rear extension which was constructed without the benefit of planning permission under permitted development., however it is noted that permitted development does not allow an extension over 3m for a semi detached house, however given the length of time this extension has been in place it is immune from enforcement action.

The proposed extension is subservient to the host dwelling and will respect the character and scale of the dwelling. It is not visible from a public vantage point and is therefore not liable to harm the character of the area.



There are other rear extensions in the area of which some are double storey and larger in terms of scale. The proposed extension will be finished with render to match the host dwelling, whilst the roof will see the existing tiles replaced with a single ply membrane. This is not considered ideal, however a refusal on this basis is not liable to succeed should there be a subsequent refusal.

On balance the proposal is deemed acceptable in design terms.

Amenity of Future Occupiers

Post development the site will retain approx. 85sqm and a depth of approx. 15m and so the proposal adequately safeguard the amenity of future occupiers.

Neighbouring Amenity

The proposal is not liable to harm light, outlook or privacy of the adjoining property known as No.105 Old Road West as the new extension will retain the projection of the existing extension and the height will see the monopitch being replaced with a flat roof which will be the same height as the highest point of the existing pitch.

The neighbouring property known as No. 101 Old Road West is situated away from the site and due to the scale of the development there is no resultant harm to amenity. In order to further retain the privacy of this property a condition will be imposed to ensure there are no openings in the flank elevation.

Parking and Highways

The proposal will not impact any existing parking arrangements so there are no concerns in this regard.

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended, subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Date	8 th July 2022		18th July 2022