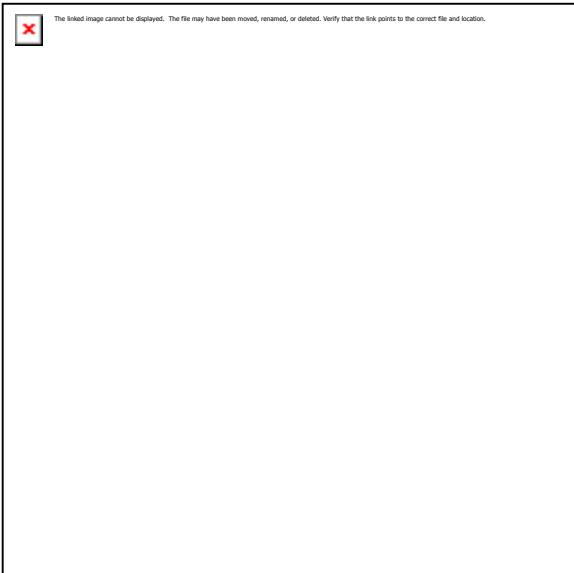




Delegated Report

Householder Planning Application

Planning Application No: 20220555

Location: 71 Wilberforce Way Gravesend Kent DA12 5DJ

Description: Erection of a single storey front extension

Applicant: Mr Joe Simmons

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application form
- Drawing No: 71-WILBERFORCE-WAY-FE-01 (Existing Plans, Elevations, Block Plans & Location Map)
- Drawing No: 71-WILBERFORCE-WAY-FE-02 (Proposed Plans, Elevations & Block Plans)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20220563	Application for a Lawful Development Certificate in respect of the proposed erection of a rear dormer and conversion of the roof space into habitable rooms.	Granted	30.06.2022
20220562	Single storey rear extension with a depth of 5 metres, maximum height of 2.80 metres and eaves height of 2.37 metres.	Prior Approval Not Required	21.06.2022

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

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

GBC – Highways Officer

The depth of the drive is reduced to some 5.6 metres, 6 metres is required in front of the door to the property. However there is sufficient space for a vehicle to be parked either side of a pedestrian path to the front door and the proposed block plan shows this and so is deemed acceptable.

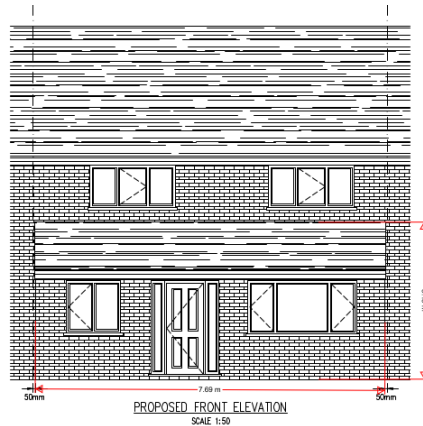
Neighbouring properties

The proposal was advertised by way of letter to four surrounding properties. The consultation period expired on 17th June 2022 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of a single storey front extension. The extension will project 1.6m from the front elevation and span 7.7m with an overall height of 3.4m. The extension will be finished with a monopitched roof and include two windows and a door in the front elevation to serve a study and a lounge.



Character and Appearance

The application site is a mid terrace two storey house in use as a single family dwelling. The site currently has other pending applications so it is evident that the property is undergoing extensive renovations.

As can be seen from the below image of the street scene (taken from google earth), there is currently a porch in place at the application site and a larger porch in place at a nearby property.



It is also noted that there is a full width wrap around property opposite the application site in Codrington Crescent and so the proposal is not out of character within the area.



The proposal is contained within the property boundary and so there are no concerns with encroachment. The roof of the extension will be a 30 degree pitch which is acceptable. As such in terms of design the proposal is acceptable and in accordance with the development and design principles of Policy CS19 of the Local Plan Core Strategy (2014) by being visually attractive, conserving the character of the property and integrating well with the surrounding area.

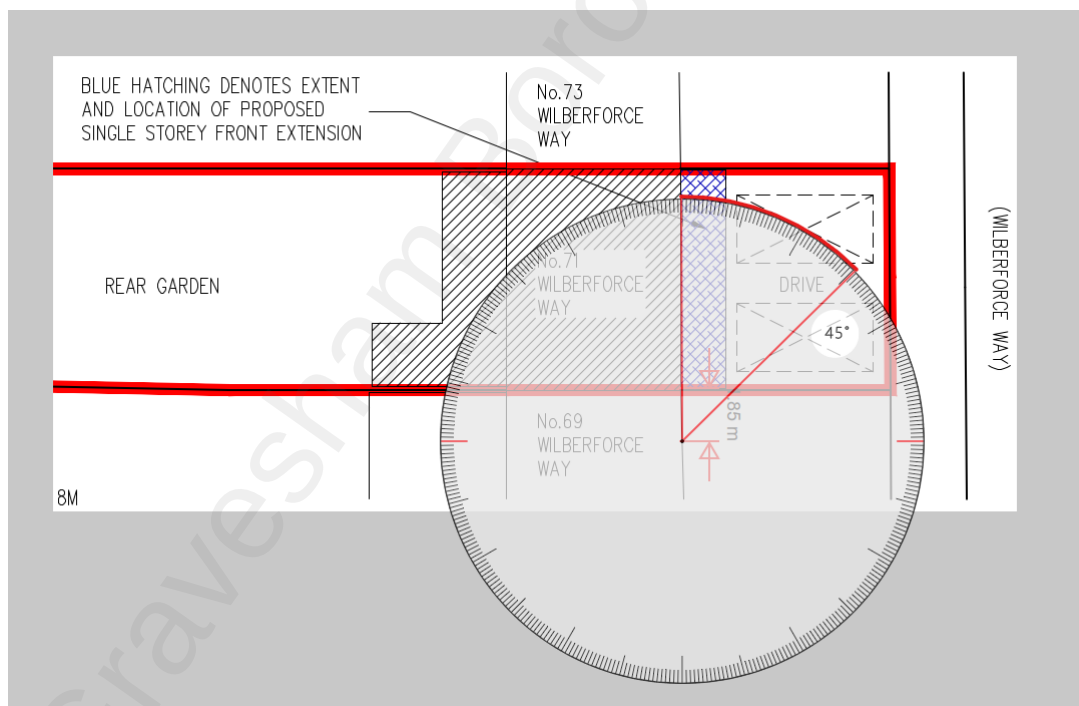
Amenity of Future Occupiers

The proposal will not detrimentally impact the amenity of future occupiers due to enlarging existing living areas. The amenity of future occupiers is safeguarded in accordance with Policy CS19 of the Local Plan Core Strategy (2014).

Neighbouring Amenity

The proposal is not considered to harm light outlook or privacy of the adjoining property known as No. 73 Wilberforce way as the extension is positioned away from a window which appears to serve a habitable room. There is a window and door which are in close proximity to the boundary however the door is not considered as a source of light to a habitable room and the window, given its size most likely serve a hall way or w/c.

The neighbouring property known as No.69 is not considered to suffer from a loss of privacy as there are no windows proposed in the flank elevation. The proposal may result in the loss of some light, however the path of the sun would generally mean this is very minimal. The 45 degree test confirms that there is no detrimental loss of light;



The proposal is therefore considered to adequately safeguard the amenity of neighbouring properties in accordance with Policy CS19 of the Local Plan Core Strategy 2014.

Parking and Highways

The proposal will retain adequate off road to the front of the property as the driveway will still retain sufficient depth to comply with SPG4 - KCC Parking Standards (2006).

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	6 th July 2022	Dated:	08 July 2022