

Delegated Report

Householder Planning Application

Planning Application No: 20221127

Location: 4 Villa Close Gravesend Kent DA12 4UR

Description: Demolition of existing conservatory. Erection of single storey rear extension and ancillary alterations to ground floor layout.

Applicant: Mr & Mrs Cheryl & Richard Eccleston

Site Visit Date: N/A/ Desktop Assessment

Submitted Documents/Plans

Application Form

1036[EX]1250 Location Plan & Existing Block Plan

41036[GA]500 – Location Plan & Proposed Block Plan

1036[EX]01 – Existing Plan, Ground Floor

1036[EX]02 – Existing Elevations, Front, Rear and Side

1036[EX]03 – Existing Elevations, Side Sectional Elevations

1036[GA]01 – Proposed Plan, Ground Floor

1036[GA]02 – Proposed Elevations, Front, Rear and Side

1036[GA]03 – Proposed Elevations, Side Sectional Elevations

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

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

- 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)

Consultations, Publicity and Representations

The final date for comments on this application was 15th November 2022.

Consultees

Ward Councillors: No response received.

Internal Drainage Board: No Objection

Neighbouring properties

9 surrounding properties were consulted and no responses were received.

Officer's Analysis

Summary Information

	Existing Conservatory (m)	Proposed Extension (m)	Change (+/-m)
Max height	2.6	3.3	+0.7
Max eaves height	2.2	2.9	+0.7
Max Width	3.4	3.8	+0.4
Max Depth	3.5	4.1	+0.6

Principle of Development

This application is located inside the urban area where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development.

However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers and Residential Amenity of neighbours.

Design, Character and Appearance

The proposed single storey extension would be a slightly larger replacement of the conservatory in a similar position. Albeit larger, it would not be disproportional to the main dwellinghouse; a bungalow with an existing depth of 10m (excluding the existing conservatory). The flat roof would not extend above the existing eave height of the main dwellinghouse (Except for partial rooflight projection) and it would also not extend by the full width of the dwellinghouse, retaining a similar stepped rear elevation as exists. The extension would use brick and render external walls to match the existing, with UPVC/aluminium framed windows and a flat roof GRP Membrane system. This would be appropriately reflective of the main

dwellinghouse and would assimilate with the existing residential character of the area. Whilst the design and scale are considered appropriate for this setting, it is also noted that the extension would be rear located and would have limited visibility from the public perspective, in turn limiting its impact on the character of the area somewhat.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2021) in terms of design, character and appearance.

Amenity of Future Occupiers

The rooms meet the required minimum space standards (with the exception of bedroom 2, which is unchanged as a result of this application) and would continue to have adequate rear garden depth and area as per SPG2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020.

Neighbouring Amenity

This single storey extension would be largely obscured from neighbouring view by way of the existing close boarded boundary fencing to the sides, enclosing the rear garden. Given its single storey nature, the lack of significant increase in depth, height and width, this proposed extension would likely not significantly overbear in terms of bulk and mass on any of the adjoining neighbours. It would also not result in an increased direct overlook as a result of alterations to openings.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Any Other Material Planning Considerations

Conclusion & Recommendation

The proposed development complies with all relevant national and local planning policies. The recommendation is to approve.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	6th December 2022	Dated:	7 th December 2022