



Delegated Report

Householder Planning Application

Planning Application No: 20231272

Location: 286 Singlewell Road Gravesend Kent DA11 7RF

Description: Demolition of external store and existing single storey side extension and erection of a single storey flat roofed side extension to provide a laundry room and utility room. Conversion of the existing garages to create a study and games room together with associated works.

Applicant: Mr And Mrs Branch

Site Visit Date:

Submitted Documents/Plans

- Application Form
- Drawing No: 23/421/01 Rev A (Existing Plans and Elevations)
- Drawing No: 23/421/02 Rev B (Proposed Plans and Elevations)

Superseded Plans

- Drawing No: 23/421/02 Rev A (Proposed Plans and Elevations)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20141127	Erection of two storey rear extension to form kitchen/breakfast room with three bedrooms over and installation of a curved roof light on top of extended roof.	Permitted	28.01.2015
20150764	Application for a non-material amendment to planning permission reference no. 20141127 to reduce the width of the rear extension and removal of flat roof and domed lantern light.	Non material Amendment Permitted.	07.08.2015

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 (2023) 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 (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed and Beautiful Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

GBC – Highways Officer

I have no objections but would suggest the word garage should be removed from the proposed drawings as this part of building can no longer serve as a garage, but it can be used for the storage of cycles as well as garden equipment.

The parking plan is very small, and I have my doubts that three vehicles can easily be parked on the drive, but as only two spaces are required to comply with standard, the proposal is adequate.

Neighbouring properties

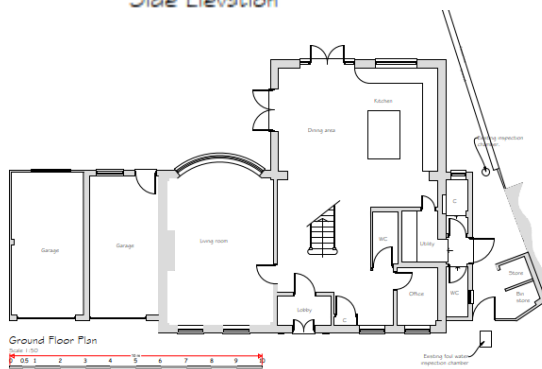
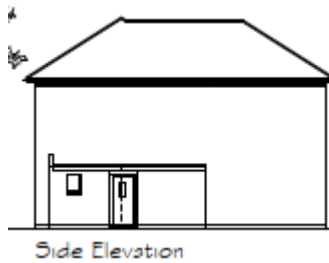
The application was advertised by way of site notice and letters to 6 surrounding properties. The consultation period expired on 15th January 2024 and no comments were received.

Analysis

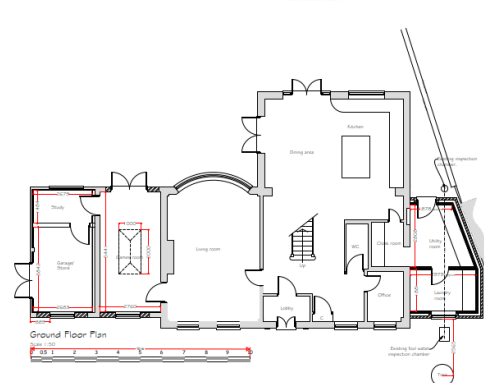
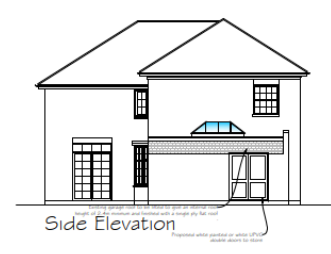
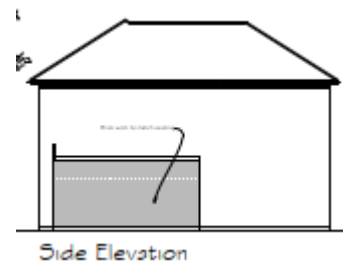
Proposal

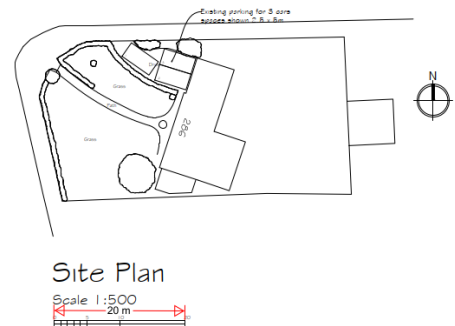
The first element of the proposal seeks to demolish an existing single storey side extension and replace it with a larger single storey side extension to serve a utility room and a laundry room. The second element of the proposal seeks to convert the existing double garage into a study/study and games room.

Existing



Proposed





Background

The application site has been previously extended by way of a part width two storey rear extension. The original permitted application allowed for a full width two storey extension (ref 20141127) however an NMA was submitted and permitted under ref 20150764 to reduce this to a part width extension.

Character and Appearance

The application site is an attractive two storey detached dwelling located on the corner of Windsor Road and Singlewell Road. The property has a dropped kerb which is accessible via Windsor Road which provides access to a drive and a double garage.



The proposal comprises two elements. The first is to convert the existing double garage into a storage/garage, study room and a games room. The proposal will also introduce a roof light to the games room element of the proposal and will also result in an overall increase in the height of the garage to a maximum of 2.9m (excluding the roof light), the roof will be finished with a parapet to the front which will have a max height of 3.1m. The two front garage doors will be replaced with white upvc windows to match the existing. The subsequent voids will be filled with brickwork to match the existing. To the rear the garage the existing fenestrations will be replaced by a white upvc window to serve the study room and a set of double doors will be introduced to serve a games room. The proposal also shows the insertion of a double door in the flank elevation to allow for access into the garage/storage. It is considered that these alterations are acceptable in terms of design and appearance and in accordance with CS19 Local Plan Core Strategy 2014 and SPD4 Householder Alterations and Extensions Guidance (2021).

The second element of the proposal seeks to erect a flat roof single storey side extension in place of the existing single storey side extension and bin store. This extension will include a window in the front

elevation to serve the laundry, the window and a door in the rear elevation. The extension will be constructed in close proximity to the common boundary but not on it and so there are no concerns around encroachment. It is noted it will also be constructed in close proximity to an attractive existing tree however this tree does not appear to be subject of an TPO and is shown as retained post development. The extension is adequately designed and will include be constructed using materials to match.

It is considered that the proposal is in accordance with CS19 Local Plan Core Strategy 2014 and SPD4 Householder Alterations and Extensions Guidance (2021).

Amenity of Future Occupiers

The proposal will result in the creation of non habitable rooms/secondary living spaces in which case there is no requirement to make an assessment against the adopted space standards.

Post development there will be adequate private amenity space to serve the needs of the development in which case the proposal is compliant with CS19 local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines (2020).

Neighbouring Amenity

Due to the location of the property it will not impinge on the privacy of 282 Singlewell Road as they are separated by the public highway.

The neighbouring property situated at 288 Singlewell Road is situated to the south of the application property and so it is not likely that there will be any meaningful loss of light enjoyed by this property due to the path of the sun. In terms of privacy there are no windows proposed in the flank elevation which will result in any harm. However to further protect the privacy of this property a further condition will be imposed to ensure no fenestrations are allow in the flank elevations other than those permitted without the benefit of further planning consent.

It is acknowledged that no.288 does have two openings in the flank elevation which face in the direction of the application property. However these windows appear to be secondary windows as there are two windows in the front and rear elevation of 288. Furthermore, the proposed extension would likely constitute permitted development and could be constructed without the benefit of planning consent. There is current a single storey side extension in place with the proposed being situated closer to common boundary however this is not deemed to impact outlook any a detrimental way.

The proposal is therefore considered to safeguard the amenity of neighbouring properties and is therefore compliant with CS19 local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines (2020).

Parking and Highways

Whilst the proposal will result in the loss of the existing garage, as per the highways officer's comments there is sufficient space on the property frontage to accommodate the parking needs of the development.

Conclusion & Recommendation

The proposal is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
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Signed:		Signed:	
Dated:	05 March 2024	Dated:	05 March 2024