

Delegated Report

Householder Planning Application

Planning Application No: 20240997

Location: 11 Upper Avenue Istead Rise Gravesend Kent

Description: Erection of a single storey rear extension with two rooflights.

Applicant: Mr Addis

Site Visit Date: 12.11.24

Submitted Documents/Plans

Application Form;
Drawing No. 01 – Elevations and Floor Plans – Existing;
Drawing No. 02 – Elevations and Floor Plans – Proposed;
Drawing No. 03 – Site Location Plan; and
Drawing No. 04 – Block Plans – Existing and Proposed.

Relevant Planning History

No relevant history.

Development Plan

Gravesham Local Plan Core Strategy (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

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Neighbouring properties

Four surrounding properties were consulted and a site notice was displayed on 12.11.24. No responses were received, and the overall consultation period expired on 06.12.24.

Site Description

11 Upper Avenue is a semi-detached bungalow located south east of the highway.

Site Photo



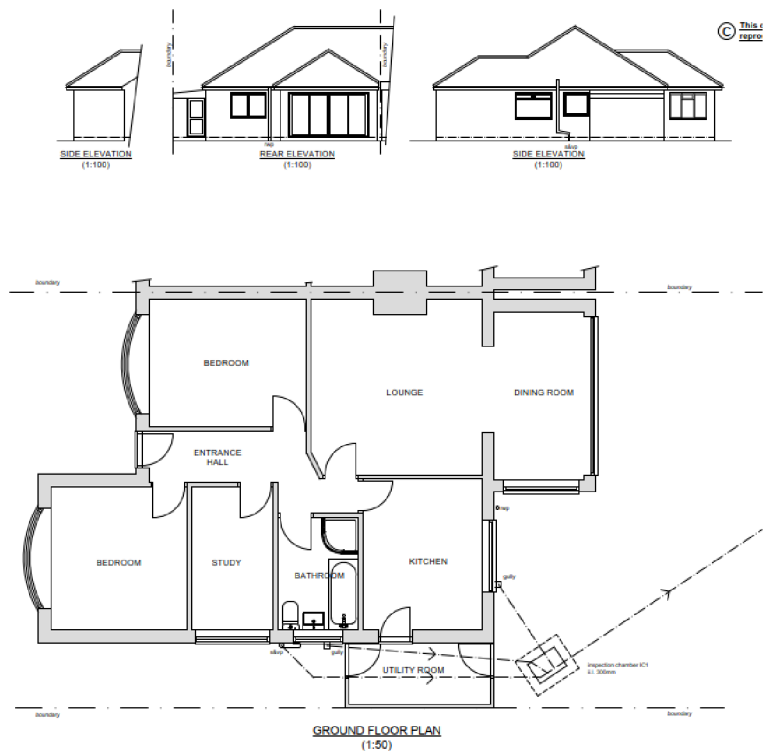
This application proposes the erection of a single storey rear extension with two rooflights.

Proposed Development

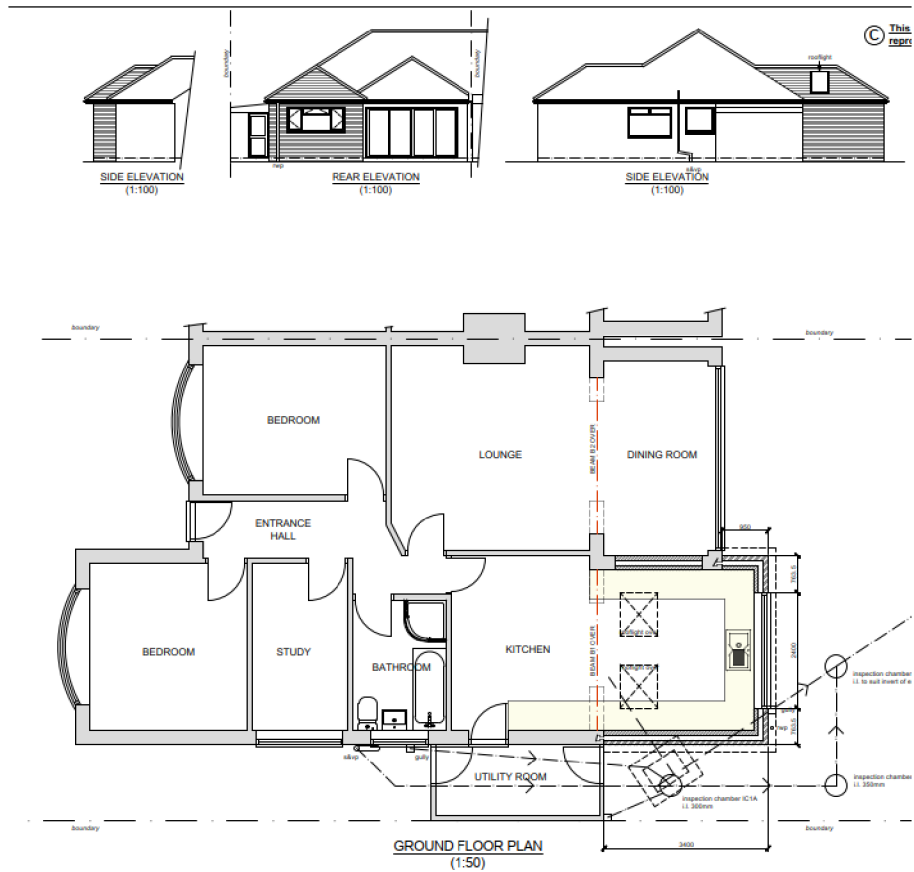
The development would create space for an enlarged kitchen area. The maximum dimensions are as follows:

- Height 4.03m
- Depth 3.40m
- Width 3.94m

Existing Plans



Proposed Plans



Officer's Analysis

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.

Policy CS12 (LPCS) (2014) seeks to protect the green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced. Paragraph 180 of the NPPF 2023 seeks to protect and enhance such valued landscapes.

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 proposed extension would not be visible from the street scene. Nonetheless, it has been designed to be a subservient and sympathetic addition to the existing dwelling. It would be modest in scale and would be constructed using external materials to match the main dwelling. Although the depth of the extension would project further than the existing rear elevation, the staggered appearance of the projections and hipped roofs ensure that the extension would not be an incongruous addition.

The site lies within the Istead Arable Farmlands Landscape Character Area. This area is characterised by gently undulating topography of open arable farmland, dissected by minor open roads with the exception of the larger A227. The site is located within the Istead Rise housing development and the proposed single storey rear extension is not considered to detrimentally impact the Landscape Character Area.

Therefore, in terms of design, the proposed development accords with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Sections 12 and 15 of the National Planning Policy Framework (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 plans demonstrate the garden would have sufficient garden area and depth post development, in accordance with the RLG (2020). In terms of room sizes, the enlarged kitchen would comply with the guidance. 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 the application.

The proposed extension is single storey and, in situ, avoids detrimentally impacting neighbouring amenity in terms of causing a sense of enclosure, loss of privacy, loss of outlook or loss of light.

Therefore, the proposal is considered to safeguard neighbouring amenity in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Parking and Highways

There are no highways or parking concerns that arise as a result of this proposal.

Any Other Material Planning Considerations

Archaeology

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

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 3 area, however, the proposal would be unlikely to be impacted by this constraint.

Conclusion

The proposed extension would be constructed using acceptable materials, which can be secured by condition. In addition, the proposal is considered to be subservient to the existing dwelling. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours and would not detrimentally impact the street scene or character of the area.

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:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	12th December 2024	Dated:	12 December 2024