



Delegated Report

Householder Planning Application

Planning Application No: 20211017

Location: 23 Latona Drive Gravesend Kent DA12 4RS

Description: First Floor Extension over Existing Ground Floor Extension.

Applicant: Mr Tony Reader

Site Visit Date: Booked 23/09/2021

Submitted Documents/Plans

- Application form Received 09/08/2021;
- Drawing No: 2021/43/04 (Proposed Block Plan with OS Plan) Received 09/08/2021;
- Cover Letter Received 09/08/2021;
- Drawing No: 2021/43/03 (Existing Elevations) Received 26/08/2021;
- Drawing No: 2021/43/02 (Existing Floor Plans) Received 09/08/2021;
- Drawing No: 2021/43/01 (Existing Block and Location Plans) Received 09/08/2021;
- Drawing No: 2021/43/07 (Proposed Elevations) Received 26/08/2021;
- Drawing No: 2021/43/05 (Proposed Floor Plans) Received 26/08/2021;
- Drawing No: 2021/43/06 (Proposed Roof Plan) Received 01/08/2021;

Relevant Planning History

Reference	Description	Outcome	Decision Date
19800431	Erection of a single storey rear extension to form enlarged kitchen diner and erection of a front porch	Permitted	27.06.1980

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)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Neighbouring properties

The application was advertised by way of Site Notice and letters to 14 surrounding properties. The consultation period expired on 24th September 2021 and no comments were received.

Analysis

Proposal

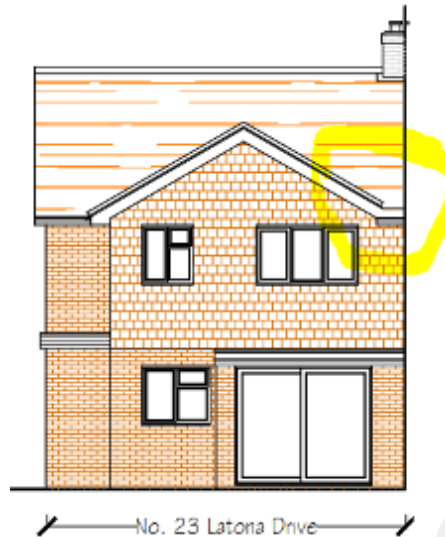
The application is for the erection of a first floor rear extension which will project some 2.7m and span approx. 5m. The extension will have an overall height of 6.5m from the ground level. It will be completed with a rear facing gable.

Character and Appearance

The application site is a two storey semi detached house in use as a single family dwelling. The property has been previously extended by way of a single storey rear extension circa 1980. It would appear a further 3m extension was built after this date and whilst it appears to have a mainly glazed roof there is a solid wall on the Northern elevation. This extension has been constructed without the benefit of planning permission however given that it was constructed some time ago it is out of time for any further enforcement action. The applicant is however able to apply for a retrospective application for this projection.

It is noted that the proposal includes a cover letter which states that the application should be read in conjunction with an application submitted by the adjoining occupier. The neighbouring application can only be considered as part of this application if the applicant submits a single application for both properties at the same time, therefore this proposal will be considered upon its own merits as the adjoining properties application is currently pending so this decision will be based on the adjoining property in its existing form.

There are similar two storey rear extensions within the vicinity so the proposed extension in principle would be an acceptable addition. However the proposed plans show the rear gable as incomplete with a flat element to the southern edge. This results in the rear roof looking incomplete and unbalanced.



The proposed extension is of poor design and gives the property an unbalanced appearance and results in an unattractive addition. On balance it is considered to be poorly designed and would not enhance the appearance of the property. The proposal is therefore contrary to Policy CS19 and of the Local Plan Core Strategy 2014 and SPD 4 Householder Extensions/Alterations Design Guide.

Amenity of Future Occupiers

The proposal will not result in an increase to the footprint of the property and post development there will be sufficient garden space. In terms of sizes the bedroom and ensuite are of an acceptable size.

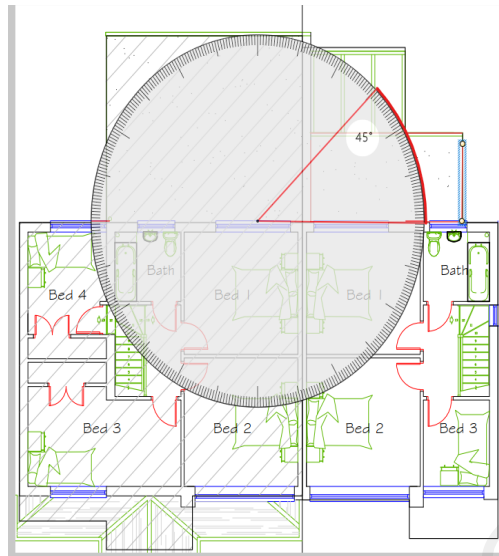
The proposal is therefore deemed compliant with CS19 of the Local Plan Core Strategy 2014.

Neighbouring Amenity

The proposed development is unlikely to impact the neighbouring property known at No.25 Latona Drive as there is sufficient space between the properties by way of a shared driveway and so there are no concerns on impact of privacy, light or outlook.

The adjoining occupier known as No.21 Latona Drive will not be harmed in terms of privacy as there are no windows facing this property and in terms of light this property would not suffer from harm due to the path of the sun.

However in terms of outlook the proposal fails to safeguard the outlook to this property and as can be seen below the proposal fails to comply with 45 degree test. The extension cause harm to the outlook from the adjoining occupiers bedroom and so the proposal is contrary to CS19 of the Local Plan Core Strategy 2014 and SPD4 Householder Extensions/Alterations Design Guide.



Conclusion & Recommendation

The proposed extension is poorly designed and does not contribute positively to the existing character and appearance of the host dwelling and is therefore contrary to Policy CS19 of the Local Plan Core Strategy 2014 and SPD4 Householder Extensions/Alterations Design Guide (2021).

The proposed extension will result in an unacceptable loss outlook to the property at No 21 Latona Drive. The proposal would therefore conflict with Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and SPD4 Householder Extensions/Alterations Design Guide (2021).

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	14 th October 2021	Dated:	18th October 2021