



# Delegated Report

## Householder Planning Application

**Planning Application No:** 20211402

**Location:** 3 Sutherland Close Gravesend Kent DA12 4XJ

**Description:** Demolition of existing conservatory and erection of a single storey rear extension.

**Applicant:** Mr Stacy Whittaker

**Site Visit Date:** 27/10/2021

### Submitted Documents/Plans

- Application Form Received 12/11/2021;
- Site Location Map Received 12/11/2021;
- Drawing No: 01 REV A (Existing & Proposed Plans & Elevations) Received 12/11/2021;
- Drawing No: 01 REV A (Existing Block Plan) Received 12/11/2021;
- Drawing No: 01 REV A (Proposed Block Plan) Received 12/11/2021;

### Relevant Planning History

| Reference | Description                                                                                                            | Outcome   | Decision Date |
|-----------|------------------------------------------------------------------------------------------------------------------------|-----------|---------------|
| 19970482  | Erection of first floor side extensions to form additional bedrooms.                                                   | Permitted | 18.02.1998    |
| 19860051  | Erection of a pair of garages                                                                                          | Permitted | 26.02.1986    |
| 19820289  | Erection of 115 houses 15 bungalows 108 garages and provision of 158 parking spaces and the laying out of estate roads | Permitted | 09.06.1982    |
| 20211174  | Demolition of existing conservatory and erection of a single storey rear extension.                                    | Refused   | 08.11.2021    |

### 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)
- Householder Extensions/Alterations Design Guide SPD (2021)

### **Consultations, Publicity and Representations**

#### Internal Drainage District

No comment received.

#### Neighbouring properties

The application was advertised by way of letter to 8 surrounding properties and no comments were received. The consultation period ended on 7<sup>th</sup> December 2021.

### **Analysis**

#### Proposal

The proposal seeks the erection of a single storey rear extension. The extension will project 3.3m and span approx. 6.3m with an overall height of 2.8m. It will be finished with a flat roof and include a window and door in the rear elevation to allow for access and views of the rear garden and a velux roof light. The extension will allow for the creation of a larger kitchen/diner.

#### Character and Appearance

The application site is situated in a cul de sac and is a two storey house. The property was originally constructed in the 1980's as a semidetached two bedroom dwelling. The property has been previously extended.

A previous application was submitted under reference 20211174 was refused due to the extension being out of scale with the host dwelling. The current submission is a reduction of this previous application.

It should be noted that there is a single storey rear extension in place at the adjoining property known as No.4 Sutherland Close, so there are other rear extensions in the vicinity however this extension is minimal in size at only 2m deep. The current proposal whilst reduced, projects 3.3m which is further than the adjoining properties extension.

The revised extension would still project past the original house and be built in line with the flank elevation of the later added garage. SPD4 - Householder Extensions/Alterations Design Guide (2021) states that rear extensions should not be greater than the width of the original building and should be a subservient addition to the host dwelling.

However, in this instance the principle of a rear extension has been established through the construction of

a conservatory to the rear.

In summary it is considered the proposal complies with Local and National Planning Policy even though the revised extension is built in line later added garage.

#### Amenity of Future Occupiers

Post development the application site will be left with a garden depth of 6.4m and a garden area of approx. 40.8sqm. The council's technical standards recommend a garden area of 60sqm for a 3 bedroom house and a minimum depth of 10m.

The existing proposal has retained an additional 5sqm of garden space in comparison to the previously refused submission.

On balance it is considered that even though the garden is slightly undersized it is not sufficient to warrant a refusal as the amenity of future occupiers will still be acceptable on balance.

#### Neighbouring Amenity

The proposal is not liable to harm the amenity of the adjoining property at 2 Sutherland Close as it is not excessive in height and it is not liable to impact light on light or outlook of this property. The privacy of this property is maintained as there are no windows proposed in the flank elevations.

The property known as No.4 Sutherland Close currently has a single storey rear extension in place which is smaller in depth. The proposed extension is not liable to impact light, outlook or privacy of this property and so the proposal is deemed compliant with CS19 of the Local Plan Core Strategy and safeguards future occupiers' amenity.

#### Parking and Highways

The proposal will not affect existing parking arrangements and will result in an increased depth for the existing garage, however this garage is some 2.4m wide and unlikely to accommodate a modern day vehicle and so it is most likely only used for storage purposes.

#### **Conclusion & Recommendation**

The proposed development addresses the grounds of refusal from 20211174 by reducing the depth of the extension which now complies with local and national planning policy and permission is recommended.

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

|                      |                                |                     |                                                                                       |
|----------------------|--------------------------------|---------------------|---------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Mr Richard Hart                | <b>Team Leader:</b> | Miss Faye Hobbs                                                                       |
| <b>Signed:</b>       | <i>R Hart</i>                  | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 21 <sup>st</sup> December 2021 | <b>Dated:</b>       | 21 December 2021                                                                      |