

Delegated Report

Householder Planning Application

Planning Application No: 20230230

Location: 57 Truro Road Gravesend Kent DA12 5RQ

Description: Demolish existing conservatory and replace with single storey rear extension

Applicant: Mrs Tanja Turner

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application form
- Site Location Map
- Proposed Block Plan
- Existing Block Plan
- Proposed Elevations
- Proposed Floor and Roof Plans
- Existing Elevations
- Existing Floor Plans

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

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

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of site notice and letters to two surrounding properties. The consultation period expired on 14th April 2023 and no comments were received.

Analysis

Proposal

The proposal seeks the demolition of the existing rear conservatory and a replacement single storey rear extension.

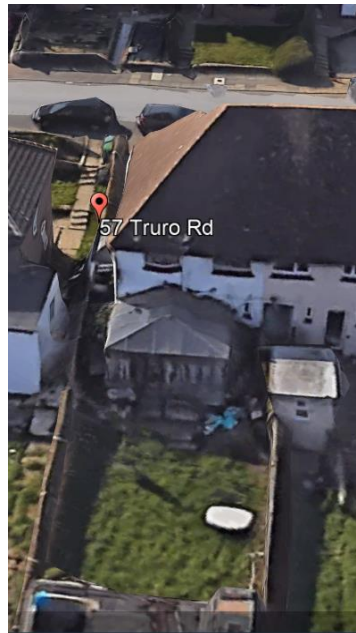
The proposed replacement extension will project 3.3m from the rear elevation and span full width at 6m. The extension will be finished with a flat roof which will have a maximum height of 2.8m and include two windows in the rear elevation which will serve a kitchen and an office. The proposal will also include a new door opening in the flank elevation of the host dwelling to allow for access into the garden area.

The extension will be finished with red bricks and a felt GRP roof.

Character and Appearance

The application site is a two-storey end of terrace house in use as a single-family dwelling. There is currently a part width conservatory in place which will be demolished as part of this proposal.

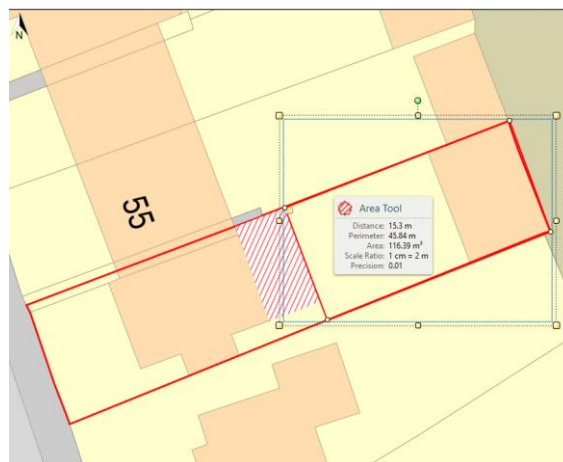
The extension is of an acceptable scale and is only marginally above what could be constructed under permitted development. There are other similar extensions within the vicinity, so this is not considered an out of character addition to the area. The extension is positioned to the rear of the property and will not have an impact on the wider streetscape as it is not visible from a public vantage point.



The proposed extension is acceptably designed and of an appropriate scale to the host dwelling, it therefore meets the requirements of SPD4 - Householder Extensions/Alterations Design Guide (2021) and CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

Post development the resultant garden space will equate to approx. 116sqm which is compliant with the council's SPG2- Residential Layout Guidelines 2020.



The proposal therefore adequately safeguards the amenity of future occupiers.

Neighbouring Amenity

Due to the scale and height of the proposed extension it is not liable to materially harm light and outlook to the neighbouring property known as No.55 Truro Road. There are no windows proposed in the flank elevation and so the privacy of this neighbour is also maintained.

The property located at No.59 Truro Road is positioned away and so this property would not be impacted in terms of loss of light or outlook and privacy is maintained due to there being no windows proposed in flank elevation. There is however a door proposed in the side elevation of the host dwelling, however as this is an entrance/exit door on balance it would not harm privacy.

In order to further maintain neighbouring privacy a condition will be imposed to restrict any further window or door openings in the flank elevations of the extension should permission be forthcoming.

Parking and Highways

The extension will not impact any existing parking arrangements and so there are no concerns in this regard.

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	23/05/2023	Dated:	24th May 2023