



Delegated Report

Householder Planning Application

Planning Application No: 20231113

Location: 41 Cobsdene Gravesend Kent DA12 5JB

Description: Retrospective application for a single storey rear extension.

Applicant: Mr M Davidson

Site Visit Date: (Photos on EN case 23/00167/NOPP)

Submitted Documents/Plans

Application Form;
Drawing No. 01 – Site Location Plan and Pre-Existing Block Plan;
Drawing No. 02 – Pre-Existing Floor Plan (Ground) and Elevations;
Drawing No. 03 – Block Plan – Existing;
Drawing No. 04 – Floor Plan (Ground) and Elevations – Existing.

Relevant Planning History

Reference	Description	Decision	Decision Date
19780815	Substitution of 16 three bedroom houses in place of 16 two bedroom houses	Permitted	05.10.1978
19770404	Erection of 484 dwelling units and the laying out of estate roads	Permitted	23.06.1977
19770197	Erection of 404 dwelling units and the laying out of estate roads	Permitted	13.04.1977

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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 Places

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015); and
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received

Neighbouring properties

Summary of objection requested by agent, sent on 23.11.23

6 surrounding properties were consulted, a site notice was displayed on 16.11.23 and one representation was received. The following concerns were raised and will be covered in the delegated report:

- The extension has already been built prior to being agreed
- Privacy concerns regarding further work

The following concerns were also raised however, these are not considered to be material planning considerations and are therefore not covered in the report:

- Decline in house value due to overlooking
- Extension does not benefit the household
- The extension makes the house become flipped making the front the back and vice versa, making some properties more congested

The overall consultation period expired on 8th December 2023.

Officer's Analysis

Design, Character and Appearance

41 Cobsdene is a two-storey end of terrace property located on the Northern side of the highway.



The application proposes the retention of a single storey extension built from the original rear elevation.

The extension is constructed with a shallow pitch roof at the maximum height of 3m and an eaves height of 2.55m. It extends beyond the rear wall by 1.18m and has a width of 3.85m.

The extension has created space for a storage/utility area. It has been finished with a slate roof, grey timber cladding and white UPVC windows and doors. It is noted that the materials do not match that of the host dwelling, and are slightly visible from a public vantage point. However, due to the modest size of the extension and only a proportion of the top of the extension visible from the street view, it would be unacceptable to refuse the application on this matter. It is also noted that there is a conservatory to neighbouring property known as 43 Cobsdene of which the materials do not match the host dwelling and is also visible from a public vantage point.

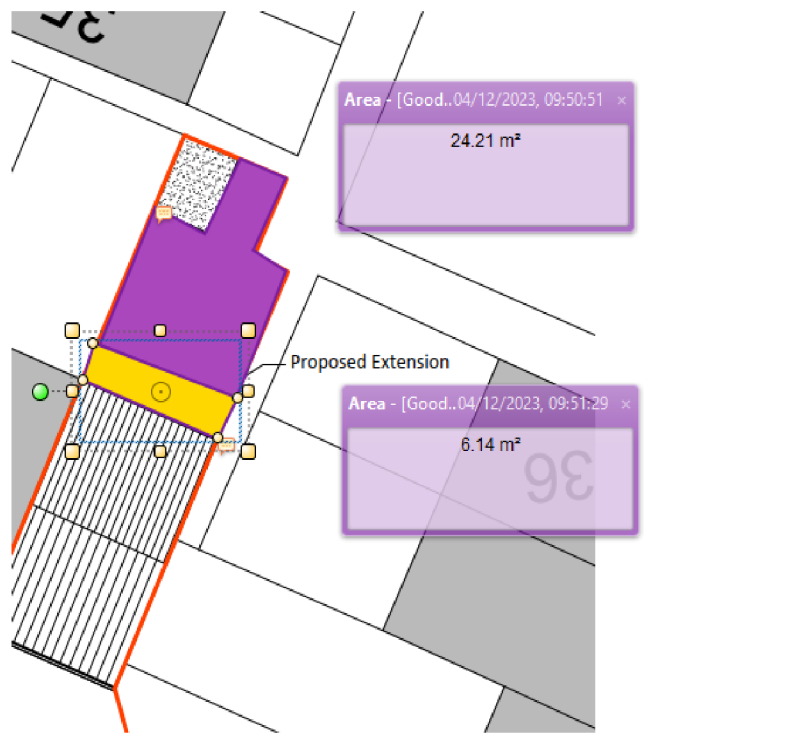
Therefore, the development hereby is not excessive in size or bulk, has been constructed using appropriate materials and has no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

Gravesham's RLG states that the garden space for a property with three bedrooms should have a minimum depth of 10m from the rear elevation and a minimum useable area of 60 m².

Post development, the garden has an approx. area of 24.21 m². As such, the area of the garden, post development is below the recommended guidelines.

The depth of the garden, post-development, varies from 4.36m to a maximum of 7m, which is also below the recommendations of the RLG.



However, the extension is of a very modest size, and as shown, only decreases the garden area by a minimal 6.14 m². Furthermore, the application does not propose any additional bedrooms to the property and as such it would be unreasonable to refuse the application on this matter.

Therefore, the development safeguards the amenity of future occupiers and the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Neighbouring Amenity

Neighbouring concerns were raised with the potential of a loss of privacy regarding any further works to the extension. There are currently no windows proposed to the flank elevations and the application will be conditioned to remain this way.

Due to the modest height of the proposed extension, the development will not have any detrimental impact on this property in terms of loss of light, overlooking, outlook or sense of enclosure.

Overall, the development is not considered to have any detrimental impact on the amenity of neighbouring properties and is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The extension is not excessive in size or bulk, has been constructed using appropriate materials and has no impact on the street scene. The development will safeguard the amenity of future occupiers and will not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

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

Case Officer:	Ms Nina Goodbody	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	11 th December 2023	Dated:	11th December 2023