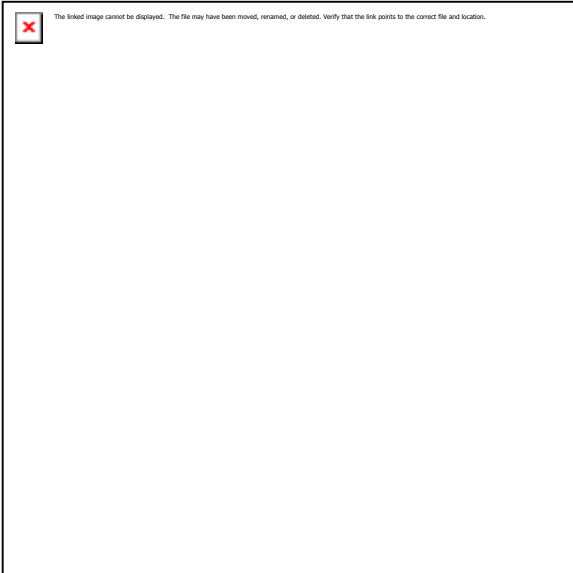




Delegated Report

Householder Planning Application

Planning Application No: 20220908

Location: 33 Havengore Avenue Gravesend Kent DA12 2JT

Description: Erection of a two storey side extension.

Applicant: Mr Steven Mahey

Site Visit Date: Desktop

Submitted Documents/Plans

Application Form

PL001 – Site Location Plan

PL002 – Proposed Block Plan

PL003 – Existing Drawing

PL004 – Existing Drawing

PL005 – Proposed Drawing

PL006 – Proposed Drawing

Relevant Planning History

None.

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- SPG2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultee

None.

Ward Cllrs

No comments received

Neighbouring properties

11no. surrounding properties were consulted, and no responses were received. The consultation period expired on 20.09.2022.

Officer's Analysis

Summary Information:

	Proposed Extension (m)
Max height	6.9
Max eaves height	5
Max Width	3.4
Max Depth	7.7

Principle of Development

This application is located inside the Urban Boundary, where alterations and extensions to residential

buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development.

However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers and Residential Amenity of neighbours.

Design, Character and Appearance

This two-storey extension would have an impact on the character of the area given its prominent position to the side, visible from the front and side streets due this plot being on a corner. However, the extent of the impact on the character of the area would be subject to the scale and design of the proposed extension.

In terms of position and prominence, it would be reflective of the two-storey extension erected at 1 Gunfleet Close following planning consent in 2017 (20170679). It would be set in between 1.2m and 1.9 metres from the boundary to the east and set back from the northern boundary by 3.5 – 5.3m. It would therefore be characteristic of the area in terms of building lines and be set in from the boundary appropriately as per the Householder Extensions/Alterations Design Guide (2021).

In terms of design the proposed extension would be set in from the front and rear elevation and so would not extend by the full depth of the dwellinghouse. It would also be set lower at the ridge whilst retaining the existing eave height. It would use exposed brick which whilst being reflective of the dwellinghouse would at the front and rear create a clear distinction between the existing and newer elements of the building. Cumulatively these design factors contribute to ensuring the two-storey extension would be subservient to the existing dwellinghouse in appearance.

It is unfortunate that the proposed extension would not create and side openings facing onto the street which would have a positive contribution to the streetscene and add to the overlooking of the street which would be considered good design. However, the existing side wall of this dwellinghouse is a blank brick wall and so no harm to the streetscene would result from the blank flank elevation as proposed. However, if approved, the applicant/planning agent may wish to consider this option in the future and could seek further planning consent to include an additional side window serving the large bedroom if so desired.

Amenity of Future Occupiers

The existing dwellinghouse contains three bedrooms and a bathroom to the first floor, a combined living and dining area at ground floor with hallway, kitchen, wc and porch.

The proposed extension would result in three bedrooms; one with ensuite and two bathrooms to the first floor; a living/dining/kitchen area combined, separate study, living room and hallway with porch and wc to the ground floor.

The rooms meet the required minimum space standards and would continue to have adequate rear garden depth and area as per SPG2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020.

Neighbouring Amenity

The two-storey extension would not project beyond the front or rear of the dwellinghouse and so would not be directly visible from the perspective of the neighbours to the west and therefore would have limited impact on those occupiers.

To the east the building faces onto the highway, providing a good level of distance from neighbours on the opposite side. The proposed development does not create any additional first floor side openings.

Conclusion & Recommendation

The proposed development complies with all relevant national and local planning policies. The recommendation is to approve.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Richard Hart
Signed:	 The linked image cannot be displayed. The file may have been moved, renamed, or deleted. Verify that the link points to the correct file and location.	Signed:	<i>R Hart</i>
Dated:	27th September 2022	Dated:	27th September 2022