

Delegated Report

Householder Planning Application

Planning Application No: 20240656

Location: 12 Alexandra Road Gravesend Kent DA12 2QQ

Description: Erection of a single storey rear infill extension with a flat roof, roof light and alterations to fenestration.

Applicant: Akosua Busia

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

- Application Form
- Drawing No: 24-0373 Rev 01 (Existing Plans)
- Drawing No: 24-0373 Rev 01 (Existing Elevations)
- Drawing No: 24-0373 Rev 01 (Proposed Elevations)
- Drawing No: 24-0373 Rev 01 (Proposed Plans)
- Drawing No: 24-0373 Rev 01 (Section AA)
- Drawing No: 24-0373 Rev 01 (Existing/Proposed Block Plans and Location Map)

Relevant Planning History

No relevant planning history

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS19 – Development & Design Principles

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development

- Section 12 – Achieving Well-Designed and Beautiful 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 letters to 4 surrounding properties. The consultation period expired on 16.08.2024 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of a single storey rear infill with a roof lights and changes to the fenestration.

Existing



Ground Floor Plan
Area ca. 39.52 m²

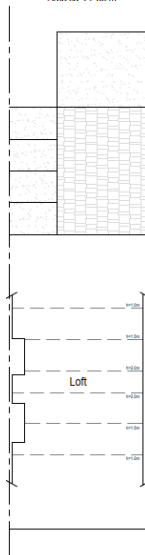
Proposed



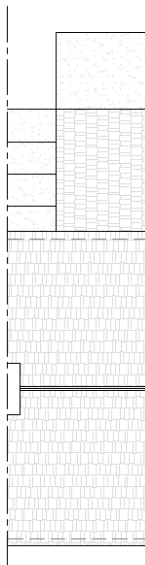
Ground Floor Plan
Area ca. 44.05 m²
Additional Area: 4.54 m²



First Floor Plan
Area ca. 27.88 m²



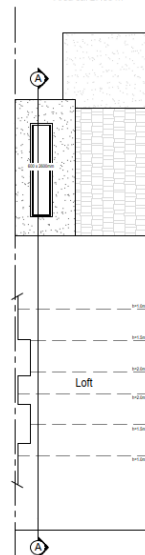
Loft Plan
Area ca. 0.00 m²



Roof Plan



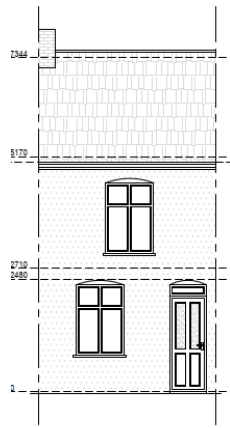
First Floor Plan
Area ca. 27.88 m²



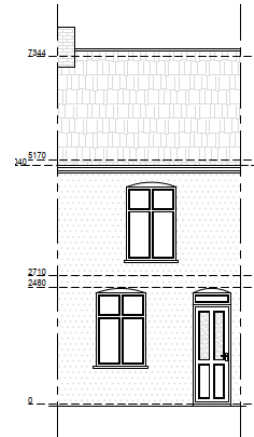
Loft Plan
Area ca. 0.00 m²



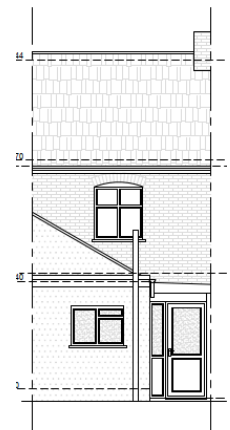
Roof Plan



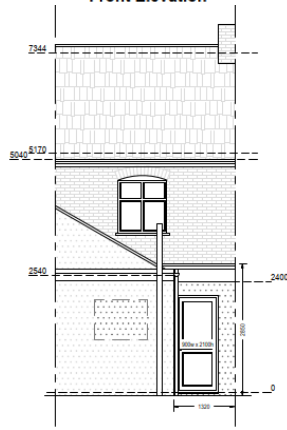
Front Elevation



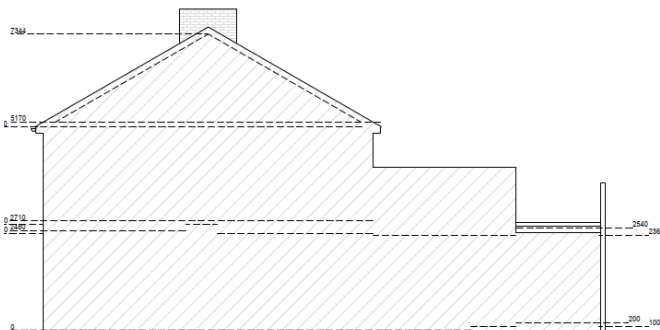
Front Elevation



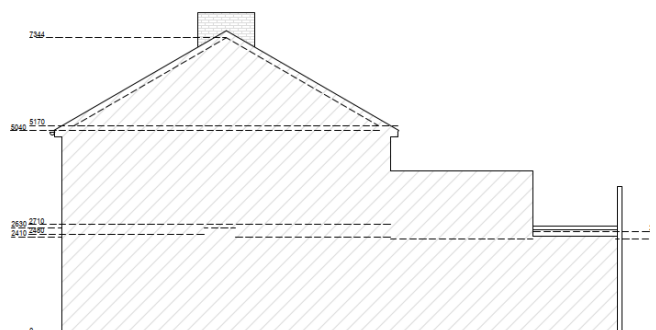
Rear Elevation



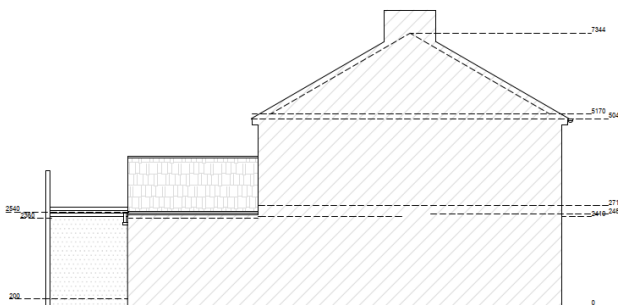
Rear Elevation



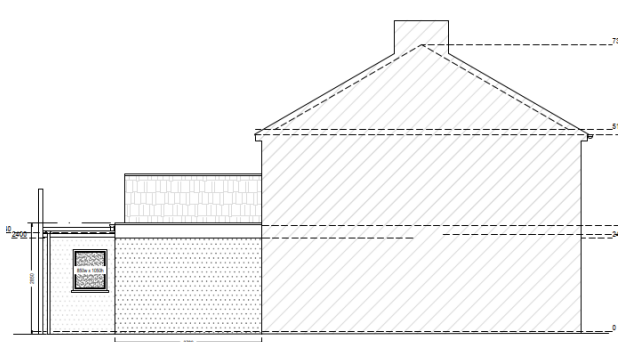
Right Side Elevation



Right Side Elevation



Left Side Elevation



Left Side Elevation

Character and Appearance

The application site is a two-storey mid terrace house. There is currently a lean to situated to the rear of the property between the existing single storey outrigger and boundary shared with No.14 Alexandra Road, it is

this area which is to be replaced with a single storey infill which will be marginally bigger than the existing.

The extension is extremely modest in terms of design and scale, it is not visible from a public vantage point due to its rearward siting. There are examples of single storey rear extensions of a larger scale within the vicinity and so extensions are not an out of character addition in the area.

The proposed extension is considered to be appropriately designed and of an acceptable scale. The proposal is therefore compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 – Householder Alterations and Extensions Guidance 2021.

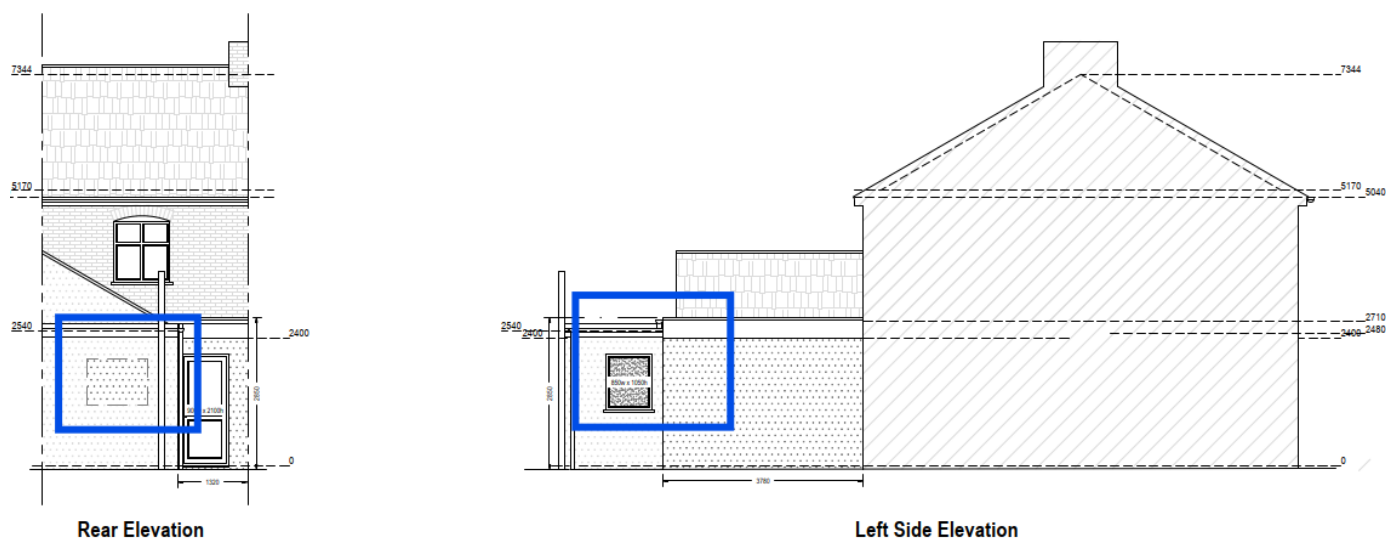
Amenity of Future Occupiers

Post development there will be sufficient amenity space for the occupants of the property. The proposal adequately safeguards occupant amenity and is compliant with CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines 2020.

Neighbouring Amenity

The proposed extension is situated on the boundary shared with 14 Alexandra Road and given that the neighbouring property already has a similar extension in place the proposed is not liable to harm light or outlook levels enjoyed by No.14.

The proposed window in the flank elevation which will serve a bathroom will face in the direction of Alexandra Road and so to protect neighbouring privacy this window will be conditioned to ensure it is obscure glazed and top hung in perpetuity.



The proposal safeguards neighbouring amenity and is compliant with CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines 2020.

Parking and Highways

The proposed development will not impact any existing parking arrangements.

Conclusion & Recommendation

The proposal is recommended for permission 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:	09.09.2024	Dated:	10th September 2024