



Delegated Report

Application No:	20211119
Location:	15 Istead Rise Gravesend Kent DA13 9JE
Description:	Erection of a single storey front extension to form a garage and erection of a single storey rear extension.
Applicant:	Mr Alan Leeming
Site Visit Date:	Desktop

Submitted Documents/Plans

The application comprises the following documents and plans:

Application form received 14 September 2021.
Drawing no. PD-01 rev P4 (site plans) received 14 September 2021.
Drawing no. PD-04 rev P4 (proposed elevations) received 14 September 2021.
Drawing no. PD-03 rev P3 (proposed floor plans) received 14 September 2021.
Drawing no. PD-02 rev P2 (existing plans and elevations) received 14 September 2021.
Drawing no. PD-01 rev P5 (site plans and block plans) received 16 September 2021.

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 - Design & Development Principles

Paragraph 33 of the National Planning Policy Framework (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) generally conform with the National Planning Policy Framework (2021), the Council will also seek to replace these saved policies via the emerging Local Plan.

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

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)
- SPG 4 - KCC Parking Standards (2006)
- Landscape Character Assessment (2009)

Consultations, Publicity and Representations

KCC Archaeology

No comments to make.

Neighbouring properties

The application was advertised by individual letters to ten neighbouring properties. Two letters of representation have been received. Main concerns:

- Damage to property due to land being dug out and hedges being removed (*not a material planning consideration*)
- No details regarding the height of the retaining wall
- Loss of privacy from Juliet balcony and rooflights

Analysis

Proposal

This application seeks planning permission for the erection of a single storey front extension to form a garage and erection of a single storey rear extension.

The proposed front extension will extend approx. 10.8m to the front and will be approx. 7.8m wide. It will have a hipped roof to a maximum height of 4.4m. The rear extension will infill an existing area to the back which is a depth of approx. 7.3m and a width of 6.8m. This will have a flat roof of a height of approx. 2.8m with a roof lantern.

Internally the works provide for a larger kitchen/living area, a bedroom and a double garage.

Character and Appearance

The application site is located within Istead Rise where the properties are mixed in design but are mostly detached or semi-detached on large plots with off road parking. The land slopes steeply down to the east at this point.

The application site is a bungalow set on a large plot with a large front garden. The adjacent

property (no.11) to the east is also a bungalow that has recently been extended and is set further forward than the application site. No. 17 is located to the west and is a two storey dwelling set much closer to the road.

In terms of design, the front and rear extensions are in keeping with the surrounding properties and the host dwelling. In terms of scale and proportion the extensions are large but are also in keeping with the original dwelling.

The site is located within the Istead Arable Farmlands within the modern housing development. The guidelines are to restore distinctive features and create a positive edge to the urban area. Some hedging has been removed but the proposals do also include soft landscaping and therefore, providing a condition is imposed to retain this then no objection is raised.

The proposed extensions comply with the objectives of Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

Amenity of Future Occupiers

The proposed extensions will allow for sufficient garden space to serve the property to remain for the future occupiers.

Internally there will be a new fourth bedroom that is served by a window in the flank elevation. The outlook from this window is onto the boundary treatment with no. 17 located approx. 2m away and approx. 3m in height. This is not ideal as the outlook and daylight to this habitable room will be poor. Whilst this is a concern, this is not the main bedroom for the house and there are two other bedrooms with sufficient outlook and daylight. A similar arrangement has been allowed at the adjacent property (no. 11) and therefore, on balance, given that all other considerations are acceptable, the concerns raised are not considered to warrant a refusal on this basis alone.

There is also a window in this same flank to serve the third bedroom, however this is existing and no objection is raised.

Neighbouring Amenity

No. 17 Istead Rise is a two storey property located to the west of the application site and closer to the main road. This property has flank windows that overlook the front of the site. The boundary between the dwellings is approx. 3m high due to the change in land levels. The windows proposed in the western flank will be screened by the high boundary and therefore raise no concerns with regards to loss of privacy for this neighbour. Again, due to the difference in land levels and single storey nature of the development no concerns are raised with regards to loss of outlook, daylight or sunlight to this dwelling from the front extension. The rear extension will not project past the existing rear-most wall and therefore will not have any detrimental impact on this neighbour.

No. 1c Haven Close is located to the southwest of the application site. The rear extension will not be built further than the existing rear-most wall and therefore will not be visible from this dwelling and will have no detrimental impact in terms of amenity.

No 11 Istead Rise is an extended bungalow located to the east of the application site. This is located closer to the road than no. 15. The windows in the eastern flank of no. 15 are being removed which is welcomed and will improve amenity for this neighbour. Juliet balconies are proposed to the front and rear of the dwelling however, as these offer no additional outlook than standard windows, no concerns are raised. The rear extension will be located approx. 5.6m from the shared boundary and will be single storey. Due to the height and distances involved no

concerns are raised with regards to loss of outlook, sunlight or daylight. A window is proposed in the western flank of the rear extension. This has potential to overlook this neighbour, however it is further away from the boundary and further down the garden away from the most private of the garden space to not raise significant concerns. The proposed front extension is a sufficient distance from this neighbour to not raise any concerns with regards to amenity.

The Haven is located to the rear where there is boundary treatment and planting. The rear extension will be single storey and will have no detriment impact on this neighbour in terms of loss of outlook, privacy, sunlight or daylight.

The proposed extensions and alterations therefore accord with Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021.

Parking and Highways

The application site has ample off road parking and is proposing a garage for two cars. The dropped kerbs already exist. As the property has ample off road parking a condition to require the garage for car parking only is not necessary. No objection is raised on highways grounds.

Conclusion

The proposed extensions and alterations will have no detrimental impact on the character and appearance of the area, amenities, parking or highway safety and therefore accord with the abovementioned Policies and are recommended for approval.

Recommendation:

Permit.

See draft Decision

Case Officer: AW	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 9 November 2021.	Dated: 10 th November 2021