



Delegated Report

Householder Planning Application

Application No:	20211395
Location:	30 St Gregorys Crescent, Gravesend, Kent, DA12 4JP
Description:	Erection of a part single, part two storey rear extension.
Applicant:	Ms Andria Asare
Site Visit:	N/A Desktop Assessment with site photographs from agent

Submitted Documents/Plans

Application Form - dated 01/11/2021;
Covering Letter - dated 01/11/2021;
Supplementary Information - Site Photographs;
Drawing no. 2000 - Site Location Plan (scale - 1:1250) - dated 03/2022;
Drawing no. 2001 - Existing Site Plan (scale - 1:200) - dated 03/2022;
Drawing no. 2002 - Proposed Site Plan (scale - 1:200) - dated 03/2022;
Drawing no. 2003 - Existing Floor and Roof Plans - dated 03/2022;
Drawing no. 2004 - Existing Elevations - dated 03/2022;
Drawing no. 2005 - Rev. A - Proposed Floor and Roof Plans - dated 03/2022;
Drawing no. 2006A - Rev. A - Proposed Elevations - dated 03/2022.

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

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)

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

Supplementary Planning Guidance

- SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 - amended June 2020
- SPG 4 - KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guidance SPD (2021)

Consultations, Publicity and Representations

Consultees

KCC - Heritage - I have no comments to make on archaeological matters.

Neighbouring properties

Seven surrounding properties were consulted and no representations were received. The consultation period expired 1st February 2022.

Officer's Analysis

30 St Gregory's Crescent is a two storey semi-detached dwelling located on the western side of the highway. The property has not previously been extended and is set-back from the highway with a soft landscaped frontage.



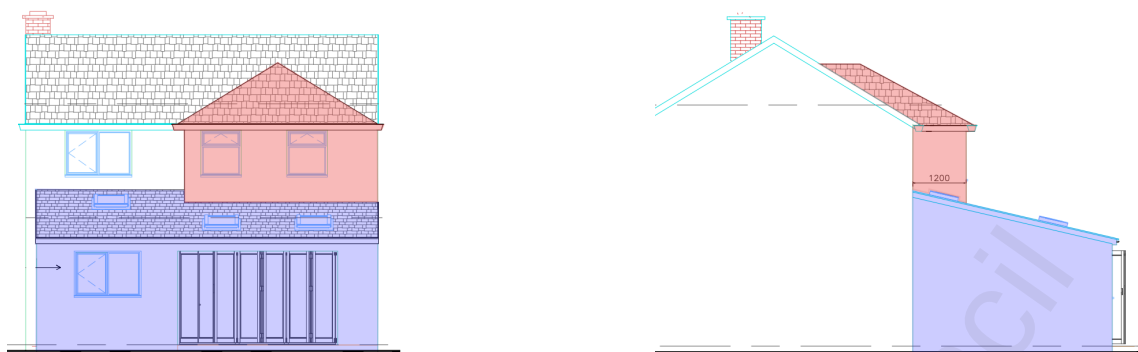
This application proposes the erection of a part single storey and part two storey rear extension. The single storey extension will have a pitched roof and will be set in from the shared boundary. The two storey extension is part width, with a hipped roof design (see screenshots below). The dimensions of the extensions are as follows:

Single storey extension

- Depth - 4.5m
- Width - 7.67m
- Height (max) - 3.62m
- Height (eave) - 2.41m

Two storey extension

- Depth - 1.2m
- Width - 4.4m
- Height (max) - 6.5m
- Height (eave) - 5.12m



The supporting documents propose that the dwelling and extensions are to be rendered and painted as part of this development.

Design, Character and Appearance

The extensions hereby proposed are not excessive in size or bulk and are not visible from any public vantage point. The two storey element is part width, set-in from the shared boundary with the neighbour, has a hipped roof and has a shallow depth. The single storey extension has a pitched and although large, a similar size extension could be constructed using permitted development. There will be two new rear windows at first floor, one window and bifold doors at ground floor and three velux windows within the roof slope.

The development will include the render and painting of the dwelling. Within the street scene there are other properties which have been painted, but the prevailing character of the properties and established materiality is facing brickwork. Nevertheless, the property is not located within a Conservation Area and is not subject to an Article 4 direction that would restrict a change of external facing materials being undertaken without planning consent, and therefore the property could be rendered at any time. As such, the proposed painted render of the whole property is not considered sufficient grounds to refuse the application.

Overall the extensions proposed are 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) (2021).

Amenity of Future Occupiers

The development is considered to provide acceptable levels of amenity for future occupiers. The extension will create space for an enlarged bathroom and box room at first floor, the box room is not fit for accommodation however the bathroom is in accordance with Gravesham's Residential Layout Guidelines (RLG) (2020). At ground floor there will be a new bedroom, which would be fit for a single bed, whilst all other rooms exceed recommendations within the RLG. The garden, post-development, will have a depth of 20.8m and an area of 184m², which is in accordance with the RLG for a four bedroom property. Overall, the extension are considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The development hereby proposed is not considered to have any detrimental impact on the amenity of neighbouring properties in terms of loss of light, privacy, outlook or sense of enclosure. The single storey rear extension is set in from the shared boundary with the adjoining neighbour and the two storey element is positioned away from the shared boundary to mitigate overshadowing. Moreover, the depth of the two storey element is small which is considered to limit any loss of light. As such, the extensions proposed are considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

There were initial concerns with the proposed development, which would have created a five bedroom dwelling without any off-street parking provision. The agent was contacted and the number of bedrooms was reduced to four. The increase in number of bedrooms without off-street parking is contrary to adopted parking guidance (SPG 2) (2006). However, given that the existing property has three bedrooms with no off-street parking and that the frontage could be converted under permitted development, this is not considered sufficient ground to refuse the application.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy.

The extensions proposed are not excessive in size or bulk, are appropriately designed, and the painted render material proposed is not considered to have a detrimental impact on the street scene. There will be no impact on the amenity of future occupiers or neighbouring properties and the development is considered acceptable in terms of highways. As such it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	23 rd March 2022	Dated:	23rd March 2022